

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



1. Name of Property

Historic name: Hubbard Heights Historic District

Other names/site number: _____

Name of related multiple property listing: _____

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: Hubbard Avenue and vicinity (see Section 7 for full property list)

City or town: Stamford State: CT County: Fairfield

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D

<u>W. Bruce Dunne, Deputy SHPO</u>		<u>8/30/16</u>
Signature of certifying official/Title:		Date
<u>STATE HISTORIC PRESERVATION OFFICE</u>		
State or Federal agency/bureau or Tribal Government		

In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.	

Signature of commenting official:	Date

Title :	State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)


Signature of the Keeper

10/15/16
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only one box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>504</u>	<u>15</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u>8</u>	<u> </u>	objects
<u>512</u>	<u>15</u>	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

RELIGION/church school

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

VACANT/NOT IN USE

7. Description

Architectural Classification

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(Enter categories from instructions.)

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LATE VICTORIAN/Second Empire, Italianate
LATE 19TH AND 20TH CENTURY REVIVALS/
Colonial Revival, Tudor Revival
LATE 19TH AND EARLY 20TH CENTURY AMERICAN
MOVEMENTS/Craftsman/Prairie School
MODERN MOVEMENT/Ranch Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundations: stone, concrete

Walls: clapboard, brick

Roofs: asphalt shingle, slate

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Hubbard Heights Historic District is a highly intact, early twentieth century neighborhood in the City of Stamford, Connecticut that dates to a period of rapid commercial and population growth in the downtown. The district encompasses approximately 94 acres and is one of few remaining residential developments in Stamford laid out with a rectangular street grid, with houses constructed on land subdivided from former agricultural estates. The boundaries are consistent with the area historically identified with as the Hubbard Heights community. The district is bounded by the Rippowam River to the north, Scalzi Park to the east, West Broad Street to the south, and a golf course to the west. The most striking historic characteristic of the district is its consistent layout and uninterrupted collection of contemporaneously platted lots, developed with single-family houses that display the range of popular early twentieth century domestic architectural styles. Located within a mile northwest of the dense city center, the district is locally unique as a rare surviving, early middle-class neighborhood that initially served a large number of regional railroad commuters and grew to include more locally employed residents. It encompasses a total of 512 contributing and 15 non-contributing resources. The contributing resources include houses, domestic outbuildings, two nineteenth-century estates, a former school and eight brick columns that mark the boundaries of the original Hubbard Heights subdivision. The non-contributing properties consist primarily of single-family houses and garages built later than 1969. The district maintains its feeling and association as an early twentieth century neighborhood, as expressed through the retention of the original street pattern, landscape features, setbacks, views, and historic architectural character. Intrusions and alterations within the district are minimal. The buildings retain their historic massing, design features, and the majority of their historic materials.

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Narrative Description

Setting

The district sits on high ground at Hubbard Avenue and West Broad, known as Hubbard Hill. It forms a ridge that gradually slopes downward to the north, to Bridge Street. Hubbard Avenue follows the top of the ridgeline, with moderately downward sloping terrain to the east (toward downtown Stamford) and to the west (toward the E. Gaynor Brennan Golf Course). The neighborhood is laid out in a grid of streets, with lawns and sidewalks in most areas. Mature trees line portions of most of the streets, but the appearance of parts of the neighborhood suggests that tree removal has occurred without re-planting. Building lots are characteristically long and narrow, without rear alleys. Houses retain their original street setbacks. Along Hubbard Avenue, they are set back 50 feet or more from the street, while homes on the side streets are set back about 30 feet. The oldest houses in the district are sited on more expansive, former agricultural estates. The Hubbard Mansion (Photo 1) has a setback of 90 feet and Boltby (Photo 2) is set back 80 feet from the road. Throughout the district, homes are landscaped with mature shrubs and occasional flower gardens. The district retains a high degree of landscape and architectural integrity.

Architectural Character

The district is centered on Hubbard Avenue, which runs north approximately six tenths of a mile from West Broad Street to Bridge Street. The majority of the houses in the district are built in early twentieth century styles. There are a few Ranch houses contributing to the district, which constitute the first house built on a parcel platted in the early twentieth century. Hubbard Avenue is lined with wood-frame and brick homes built from the beginning to the middle of the twentieth century in the Colonial Revival, Craftsman, Prairie, Tudor and Ranch styles. Houses on this street are generally larger and more elegant than those on the side streets, including Pell Place, Pellom Place, Charles Mary Lane, Grandview Avenue, Woodcliff Street, Hillside Avenue, Ivy Street, Powell Place, Rachelle Avenue, St. George Avenue, West North Street and West Broad Street. Woodmere Road is the exception to this characteristic because many of the residences along it are larger and of higher quality than those on the surrounding side streets. It is also unusual because it runs east from Hubbard Avenue and then turns north to connect with Bridge Street. Architectural styles found on the side streets of the district include, Second Empire, Italianate, Colonial Revival (including, Dutch Colonial Revival), Prairie (including American Foursquare), Craftsman, Tudor and Ranch Style. Most houses in the district are one to two-story, wood-frame buildings with common twentieth-century exterior materials. Most roofs are sheathed with asphalt shingle and walls are typically clad with wood or synthetic siding, brick, or stucco. Foundations are typically made of stone, brick, or concrete. Notable architectural features common throughout the district that contribute to the expression of various styles include roof dormers or multiple gables, entrance or full-width front porches, brackets, and prominent chimneys. Outbuildings consist of detached garages, most of which are stylistically compatible with the residence on the property. Individual examples of each style are discussed under Criterion C.

The district has an exceptionally high degree of architectural integrity. The street grid has remained unchanged since the original plats were laid out. Nearly all of the original houses in the district remain and they retain their original massing, fenestration patterns and exterior coverings. Very few homes have been so modified that they have lost their original form.

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The Hubbard family began to subdivide the area for family homes in the late nineteenth century and commercial development began in the early twentieth century. The stone and stucco Prairie style home at 160 Hubbard Avenue (1909, Photo 3), the wood frame Dutch Colonial Revival home at 137 Hubbard Avenue (1905, Photo 4), and the stone and stucco Tudor house at 128-130 Hubbard Avenue (1904, Photo 5) are the only twentieth century houses that predate planned development in the district. The first section of the district to be commercially developed was platted in 1910 along the west side of Hubbard Avenue. It includes the Hubbard Mansion itself (Photo 1) and created the new street of Grandview Avenue (Photo 6) to the north of the mansion. This section is bounded by West North Street to the south, Hubbard Avenue to the west and Woodmere Street to the east. The houses in this area are typically two-and-one-half-story, wood-frame residences designed in the Colonial Revival style or the American Foursquare building type (Photo 7). Rachele Avenue and St. George Avenue include groups of modest, wood-frame Craftsman-style houses that are typical of the early twentieth century (Photo 8). Charles Mary Lane, a dead end street that runs west from Hubbard Avenue, features all ranch style homes built after World War II (Photos 9 and 10).

Square brick columns on Broad Street at both sides of Hubbard Avenue, St. George Avenue and Rachele Avenue and a similar pair of columns on Hubbard Avenue and West North Street mark the southern and eastern entrances to the original Hubbard Heights plat. Some of these columns have been rebuilt like those at the end of Rachele Avenue (Photo 11), while others, such as the one on the northeast corner of St. George Avenue (Photo 12), are in their original form.

Contributing resources listed as vernacular do not have enough of the elements of any architectural style to be classified. Resources listed as non-contributing have lost architectural integrity due to unsympathetic renovations or were constructed after the period of significance.

List of Properties Located Within the Hubbard Heights Historic District (alpha-numerical by street address)

Bridge Street, 87-175
Charles Mary Lane, 17-46
Grandview Avenue, 3-31
Hillside Avenue, 12-49
Hubbard Avenue, 7-315
Hubbard Court, 6-22
Ivy Street, 9-31
Pell Place, 3-20
Pellom Place, 17-44
Powell Place, 6-48
Prince Place, 12-42
Rachele Avenue, 1-92
Riverside Avenue 15-42
St. George Avenue, 3-101
West Broad Street, 135-289
West North Street, 45-111
Woodcliff Street, 34
Woodmere Road, 8-116

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Hubbard Heights Historic District Data Table

Street No.	Street Name	Description	Date Built	Contributing (C) or Non-Contributing (NC)
87	Bridge Street	Vernacular	1987	NC - age
101	Bridge Street	Tudor	1920	C
111	Bridge Street	Colonial Revival	1928	C
		Garage	1928	C
117	Bridge Street	Colonial Revival	1938	C
		Garage	1938	C
121	Bridge Street	Colonial Revival	1930	C
		Garage	1930	C
125	Bridge Street	Tudor	1929	C
		Garage	1929	C
131	Bridge Street	Tudor	1929	C
		Garage	1929	C
133	Bridge Street	Dutch Colonial Revival	1929	C
		Garage	1929	C
141	Bridge Street	Colonial Revival	1950	C
155	Bridge Street	Colonial Revival	1928	C
		Garage	1928	C
160	Bridge Street	Colonial Revival	1930	C
		Garage	1930	C
161	Bridge Street	Colonial Revival	1929	C
		Garage	1929	C
165	Bridge Street	Tudor	1925	C
		Garage	1925	C
167	Bridge Street	Ranch	1949	C
175	Bridge Street	Colonial Revival	1946	C
17	Charles Mary Lane	Ranch	1948	C
18	Charles Mary Lane	Ranch	1951	C
25	Charles Mary Lane	Ranch	1956	C
26	Charles Mary Lane	Ranch	1960	C
33	Charles Mary Lane	Ranch	1956	C
34	Charles Mary Lane	Ranch	1956	C
41	Charles Mary Lane	Ranch	1956	C
42	Charles Mary Lane	Ranch	1957	C
3	Grandview Avenue	Vernacular	1944	NC - alterations
		Garage	1944	C

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Street No.	Street Name	Description	Date Built	Contributing (C) or Non-Contributing (NC)
7	Grandview Avenue	Dutch Colonial Revival	1930	C
		Garage	1930	C
11	Grandview Avenue	Colonial Revival	c.1914	C
		Garage	c.1914	C
12	Grandview Avenue	Colonial Revival	1925	C
14	Grandview Avenue	Colonial Revival	1929	C
		Garage	1929	C
16	Grandview Avenue	Colonial Revival	c.1929	C
		Garage	c.1929	C
18	Grandview Avenue	Colonial Revival	1920	C
		Garage	1920	C
19	Grandview Avenue	Prairie/American Foursquare	1913	C
		Garage	1913	C
20	Grandview Avenue	Colonial Revival	1920	C
24	Grandview Avenue	Colonial Revival	1920	C
		Garage	1920	C
27	Grandview Avenue	Colonial Revival	1920	C
		Garage	1920	C
28	Grandview Avenue	Dutch Colonial Revival	c.1920	C
		Garage	c.1920	C
30	Grandview Avenue	Dutch Colonial Revival	1920	C
		Garage	1920	C
31	Grandview Avenue	Colonial Revival	1920	C
		Garage	1920	C
8	Hillside Avenue	Colonial Revival	c.1920	C
12	Hillside Avenue	Colonial Revival	c.1930	C
		Garage	c.1930	C
16	Hillside Avenue	Colonial Revival	c.1920	C
17	Hillside Avenue	Colonial Revival	c.1920	C
		Garage	c.1920	C
23	Hillside Avenue	Vernacular	c.1938	C
24	Hillside Avenue	Split-Level	1967	NC - age

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Street No.	Street Name	Description	Date Built	Contributing (C) or Non-Contributing (NC)
25	Hillside Avenue	Dutch Colonial Revival	1924	NC - alterations
29	Hillside Avenue	Colonial Revival	1930	C
		Garage	1930	C
30	Hillside Avenue	Colonial Revival	1920	C
		Garage	1920	C
33	Hillside Avenue	Colonial Revival	1936	C
34	Hillside Avenue	Colonial Revival	1945	C
		Garage	1945	C
40	Hillside Avenue	Prairie/ American Foursquare	c.1915	C
47	Hillside Avenue	Vernacular	c.1915	NC - alterations
		Garage	c.1915	C
48	Hillside Avenue	Colonial Revival	c.1915	C
49	Hillside Avenue	Colonial Revival	c.1940	C
7	Hubbard Avenue	Dutch Colonial Revival	1923	C
		Garage	1923	C
11	Hubbard Avenue	Craftsman/Bungalow	1920	C
14	Hubbard Avenue	Colonial Revival	1920	C
15	Hubbard Avenue	Vernacular	c.1917	C
		Garage	c.1917	C
19	Hubbard Avenue	Craftsman/Bungalow	1910	C
		Garage	1910	C
23	Hubbard Avenue	Dutch Colonial Revival	1925	C
		Garage	1925	C
24	Hubbard Avenue	Dutch Colonial Revival	1920	C
27	Hubbard Avenue	Colonial Revival	1925	C
		Garage	1925	C
31	Hubbard Avenue	Colonial Revival	1925	C
		Garage	1925	C
34	Hubbard Avenue	Colonial Revival	1920	C
39	Hubbard Avenue	Colonial Revival	1923	C
		Garage	1923	C
41	Hubbard Avenue	Craftsman/Bungalow	1916	C
		Garage	1916	C
42	Hubbard Avenue	Colonial Revival	1912	C
		Garage	1912	C

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Street No.	Street Name	Description	Date Built	Contributing (C) or Non-Contributing (NC)
49	Hubbard Avenue	Dutch Colonial Revival	1919	C
		Garage	1919	C
50	Hubbard Avenue	Dutch Colonial Revival	1912	C
		Garage	1912	C
51	Hubbard Avenue	Craftsman/Bungalow	1921	C
		Garage	1921	C
56	Hubbard Avenue	Craftsman/Bungalow	1922	C
		Garage	1922	C
57	Hubbard Avenue	Craftsman/Bungalow	1920	C
		Garage	1920	C
70	Hubbard Avenue	Craftsman/Bungalow	1929	C
		Garage	1929	C
78	Hubbard Avenue	Dutch Colonial Revival	1927	C
		Garage	1927	C
90	Hubbard Avenue	Colonial Revival	1927	C
96	Hubbard Avenue	Colonial Revival	c.1920	C
		Garage	c.1920	C
97	Hubbard Avenue	Craftsman/Bungalow	c.1930	C
		Garage	c.1930	C
103	Hubbard Avenue	Dutch Colonial Revival	1922	C
		Garage	1922	C
104	Hubbard Avenue	Colonial Revival	1926	C
111	Hubbard Avenue	Dutch Colonial Revival	1915	C
114	Hubbard Avenue	Colonial Revival	1920	C
117	Hubbard Avenue	Colonial Revival	1923	C
125	Hubbard Avenue	Dutch Colonial Revival	1922	C
		Garage	1922	C
130	Hubbard Avenue	Craftsman	1904	C
137	Hubbard Avenue	Dutch Colonial Revival	1905	C
		Garage	1905	C
149	Hubbard Avenue	Ranch	1955	C
154	Hubbard Avenue	Ranch	1978	NC - age
159	Hubbard Avenue	Colonial Revival	1922	C
		Garage	1922	C
160	Hubbard Avenue	Prairie/American Foursquare	1909	C
161	Hubbard Avenue	Tudor	1927	C

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Street No.	Street Name	Description	Date Built	Contributing (C) or Non-Contributing (NC)
		Garage	1927	C
166	Hubbard Avenue	Ranch	1954	C
171	Hubbard Avenue	Dutch Colonial Revival	1926	C
		Garage	1926	C
173	Hubbard Avenue	Colonial Revival	1928	C
		Garage	1928	C
191	Hubbard Avenue	Tudor	1928	C
		Garage	1928	C
195	Hubbard Avenue	Tudor	1939	C
202	Hubbard Avenue	Colonial Revival	1927	C
		Residential lot used for agriculture	2012	NC site -age
203	Hubbard Avenue	Colonial Revival	1927	C
		Garage	1927	C
204	Hubbard Avenue	Colonial Revival	1906	C
213	Hubbard Avenue	Colonial Revival	1926	C
		Garage	1926	C
214	Hubbard Avenue	Tudor	1931	C
		Garage	1931	C
221	Hubbard Avenue	Colonial Revival	1927	C
222	Hubbard Avenue	Dutch Colonial Revival	1927	C
230	Hubbard Avenue	Ranch	1956	C
239	Hubbard Avenue	Tudor	1927	C
242	Hubbard Avenue	Colonial Revival	1930	C
248	Hubbard Avenue	Ranch	1981	C
249	Hubbard Avenue	Colonial Revival	1929	C
257	Hubbard Avenue	Contemporary	1948	C
264	Hubbard Avenue	Ranch	1952	C
272	Hubbard Avenue	Spanish Revival	c.1925	NC - additions
281	Hubbard Avenue	Colonial Revival	1948	C
284	Hubbard Avenue	Colonial Revival	c.1948	C
		Condominium Units	1982	NC - age
285	Hubbard Avenue	Colonial Revival	1953	C
291	Hubbard Avenue	Tudor	1928	C
		Garage	1928	C
292	Hubbard Avenue	Colonial Revival	1934	C
296	Hubbard Avenue	Minimal Traditional	1949	C
297	Hubbard Avenue	Colonial Revival	1950	C

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Street No.	Street Name	Description	Date Built	Contributing (C) or Non-Contributing (NC)
300	Hubbard Avenue	Tudor	1927	C
301	Hubbard Avenue	Colonial Revival	1928	C
		Garage	1928	C
302	Hubbard Avenue	Colonial Revival	1929	C
303	Hubbard Avenue	Colonial Revival	1929	C
		Garage	1929	C
305	Hubbard Avenue	Tudor	1929	C
		Garage	1929	C
306	Hubbard Avenue	Spanish Revival	1928	C
314	Hubbard Avenue	Ranch	1949	C
315	Hubbard Avenue	Ranch	1949	C
5	Hubbard Court	Colonial Revival	1951	C
6	Hubbard Court	Colonial Revival	1925	C
		Garage	1929	C
7	Hubbard Court	Craftsman/Bungalow	1927	C
		Garage	1927	C
10	Hubbard Court	Colonial Revival	1925	C
		Garage	1925	C
14	Hubbard Court	Colonial Revival	1925	C
		Garage	1925	C
15	Hubbard Court	Colonial Revival	1927	C
		Garage	1927	C
21	Hubbard Court	Colonial Revival	1925	C
22	Hubbard Court	Colonial Revival	1920	C
5	Ivy Street	Split-Level	1985	NC - age
9	Ivy Street	Colonial Revival	1925	C
		Garage	1925	C
13	Ivy Street	Dutch Colonial Revival	1925	C
17	Ivy Street	Colonial Revival	1928	C
		Garage	1928	C
19	Ivy Street	Colonial Revival	1925	C
		Garage	1925	C
21	Ivy Street	Colonial Revival	1925	C
23	Ivy Street	Split-Level	c.1980	NC - age
27	Ivy Street	Craftsman/Bungalow	1929	C
		Garage	1929	C
31	Ivy Street	Craftsman/Bungalow	1925	C

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Street No.	Street Name	Description	Date Built	Contributing (C) or Non-Contributing (NC)
		Garage	1925	C
32	Ivy Street	Colonial Revival	1972	NC - age
		Garage	1972	NC - age
35	Ivy Street	Vernacular	1960	C
		Garage	1960	C
3	Pell Place	Ranch	1946	C
11	Pell Place	Vernacular	1920	C
12	Pell Place	Colonial Revival	1952	C
17	Pell Place	Ranch	1952	C
20	Pell Place	Colonial Revival	1953	C
23	Pell Place	Vernacular	1951	C
		Garage	1951	C
17	Pellom Place	Colonial Revival	1923	C
		Garage	1951	C
18	Pellom Place	Dutch Colonial Revival	1941	C
		Garage	1941	C
19	Pellom Place	Colonial Revival	1920	C
		Garage	1920	C
20	Pellom Place	Colonial Revival	1920	C
		Garage	1920	C
25	Pellom Place	Colonial Revival	1920	C
		Garage	1920	C
26	Pellom Place	Colonial Revival	1929	C
		Garage	1929	C
30	Pellom Place	Colonial Revival	1920	C
31	Pellom Place	Colonial Revival	1936	C
37	Pellom Place	Vernacular	1952	C
43	Pellom Place	Colonial Revival	1920	C
		Garage	1920	C
44	Pellom Place	Colonial Revival	1952	C
6	Powell Place	Dutch Colonial Revival	1927	C
16	Powell Place	Colonial Revival	1920	C
		Garage	1920	C
18	Powell Place	Colonial Revival	1920	C
		Garage	1920	C
22	Powell Place	Dutch Colonial Revival	1920	C
		Garage	1920	C
28	Powell Place	Folk Victorian	1920	C

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		Garage	1920	C
34	Powell Place	Craftsman/Bungalow	1925	C
		Garage	1925	C
40	Powell Place	Colonial Revival	1920	C
		Garage	1920	C
44	Powell Place	Colonial Revival	1910	C
		Garage	c.1910	C
48	Powell Place	Prairie/American Foursquare	1910	C
		Garage	c.1910	C
12	Prince Place	Colonial Revival	c.1940	C
		Garage	c.1940	C
16	Prince Place	Craftsman/Bungalow	1920	C
		Garage	1920	C
17	Prince Place	Vernacular	1960	C
22	Prince Place	Dutch Colonial Revival	1924	C
		Garage	1924	C
25	Prince Place	Colonial Revival	1920	C
		Garage	1920	C
26	Prince Place	Colonial Revival	1920	C
31	Prince Place	Colonial Revival	1940	C
32	Prince Place	Colonial Revival	1931	C
		Garage	1931	C
35	Prince Place	Colonial Revival	1920	C
38	Prince Place	Colonial Revival	1920	C
		Garage	1920	C
39	Prince Place	Colonial Revival	1920	C
		Garage	1920	C
42	Prince Place	Colonial Revival	1959	C
		Garage	1959	C
1	Rachelle Avenue	Colonial Revival	1923	C
		Garage	1923	C
13	Rachelle Avenue	Dutch Colonial Revival	1930	C
		Garage	1930	C
14	Rachelle Avenue	Vernacular	c.1913	C
17	Rachelle Avenue	Vernacular	c.1913	C
		Garage	c.1913	C

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Street No.	Street Name	Description	Date Built	Contributing (C) or Non-Contributing (NC)
18	Rachelle Avenue	Craftsman/Bungalow	1927	C
21	Rachelle Avenue	Craftsman/Bungalow	c.1913	C
		Garage	c.1913	C
23	Rachelle Avenue	Craftsman/Bungalow	c.1913	C
24	Rachelle Avenue	Craftsman/Bungalow	c.1913	C
		Garage	c.1913	C
25	Rachelle Avenue	Dutch Colonial Revival	c.1913	C
		Garage	c.1913	C
28	Rachelle Avenue	Craftsman/Bungalow	c.1913	C
		Garage	c.1913	C
30	Rachelle Avenue	Craftsman/Bungalow	c.1913	C
		Garage	c.1913	C
32	Rachelle Avenue	Craftsman/Bungalow	c.1913	C
		Garage	c.1913	C
34	Rachelle Avenue	Prairie/American Foursquare	c.1913	C
		Garage	c.1913	C
35	Rachelle Avenue	Craftsman/Bungalow	c.1913	C
		Garage	c.1913	C
36	Rachelle Avenue	Craftsman/Bungalow	c.1913	C
		Garage	c.1913	C
39	Rachelle Avenue	Craftsman/Bungalow	c.1913	C
		Garage	c.1913	C
41	Rachelle Avenue	Craftsman/Bungalow	c.1913	C
		Garage	c.1913	C
42	Rachelle Avenue	Tudor	c.1913	C
		Garage	c.1913	C
43	Rachelle Avenue	Colonial Revival	c.1913	C
45	Rachelle Avenue	Colonial Revival	c.1913	C
		Garage	c.1913	C

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Street No.	Street Name	Description	Date Built	Contributing (C) or Non-Contributing (NC)
57	Rachelle Avenue	Colonial Revival	c.1913	C
		Garage	c.1913	C
63	Rachelle Avenue	Colonial Revival	c.1913	C
		Garage	c.1913	C
64	Rachelle Avenue	Craftsman/Bungalow	c.1913	C
		Garage	c.1913	C
68	Rachelle Avenue	Craftsman/Bungalow	c.1913	C
		Garage	c.1913	C
69	Rachelle Avenue	Split-Level	1973	NC - age
70	Rachelle Avenue	Colonial Revival	c.1913	C
		Garage	c.1913	C
74	Rachelle Avenue	Craftsman/Bungalow	c.1913	C
		Garage	c.1913	C
75	Rachelle Avenue	Colonial Revival	c.1913	C
		Garage	c.1913	C
77	Rachelle Avenue	Craftsman/Bungalow	c.1913	C
		Garage	c.1913	C
78	Rachelle Avenue	Dutch Colonial Revival	1922	C
		Garage	1922	C
79	Rachelle Avenue	Craftsman/Bungalow	1923	C
84	Rachelle Avenue	Ranch	1952	C
85	Rachelle Avenue	Colonial Revival	1959	C
		Garage	1959	C
91	Rachelle Avenue	Dutch Colonial Revival	1915	C
		Garage	c.1915	C
92	Rachelle Avenue	Tudor	c.1920	C
		Garage	c.1920	C
15	Riverside Avenue	Colonial Revival House	1940	C
19	Riverside Avenue	Colonial Revival House	1939	C
20	Riverside Avenue	Colonial Revival House	1958	C
27	Riverside Avenue	Colonial Revival House	1936	C
30	Riverside Avenue	Spanish Revival	c.1925	NC - addition

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Street No.	Street Name	Description	Date Built	Contributing (C) or Non-Contributing (NC)
42	Riverside Avenue	Minimal Traditional	c.1925	C
3	Saint George Avenue	Craftsman/Bungalow	1914	C
		Garage	c.1914	C
6	Saint George Avenue	Colonial Revival	1922	C
		Garage	1922	C
19	Saint George Avenue	Craftsman/Bungalow	1920	C
		Garage	1920	C
22	Saint George Avenue	Dutch Colonial Revival	1923	C
		Garage	1923	C
23	Saint George Avenue	Dutch Colonial Revival	1920	C
24	Saint George Avenue	Dutch Colonial Revival	1920	C
		Garage	1920	C
25	Saint George Avenue	Minimal Traditional	1953	C
		Garage	1953	C
26	Saint George Avenue	Dutch Colonial Revival	1920	C
		Garage	1920	C
29	Saint George Avenue	Craftsman/Bungalow	1920	C
		Garage	1920	C
30	Saint George Avenue	Craftsman/Bungalow	1920	C
		Garage	1920	C
31	Saint George Avenue	Craftsman/Bungalow	1920	C
		Garage	1920	C
34	Saint George Avenue	Craftsman/Bungalow	1920	C
		Garage	1920	C
35	Saint George Avenue	Prairie/American Foursquare	1920	C
		Garage	1920	C
37	Saint George Avenue	Vernacular	1960	C
		Garage	1960	C
40	Saint George Avenue	Colonial Revival	1920	C
		Garage	1920	C
42	Saint George Avenue	Dutch Colonial Revival	1920	C
		Garage	1920	C
44	Saint George Avenue	Raised Ranch	1966	C
		Garage	1966	C
46	Saint George Avenue	Prairie/American Foursquare	1920	C
		Garage	1920	C
49	Saint George Avenue	Colonial Revival	1920	C
		Garage	1920	C

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Street No.	Street Name	Description	Date Built	Contributing (C) or Non-Contributing (NC)
52	Saint George Avenue	Raised Ranch	1965	C
53	Saint George Avenue	Colonial Revival	1922	C
		Garage	1920	C
63	Saint George Avenue	Colonial Revival	c.1920	C
67	Saint George Avenue	Craftsman/Bungalow	1920	C
		Garage	1920	C
68	Saint George Avenue	Craftsman/Bungalow	1920	C
		Garage	1920	C
69	Saint George Avenue	Prairie/American Foursquare	1920	C
		Garage	1920	C
70	Saint George Avenue	Tudor	1920	C
		Garage	1920	C
72	Saint George Avenue	Craftsman/Bungalow	1920	C
		Garage	1920	C
75	Saint George Avenue	Craftsman/Bungalow	1920	C
		Garage	1920	C
76	Saint George Avenue	Vernacular	1939	C
		Garage	1939	C
77	Saint George Avenue	Craftsman/Bungalow	1927	C
		Garage	1927	C
83	Saint George Avenue	Craftsman/Bungalow	1920	C
		Garage	1920	C
84	Saint George Avenue	Craftsman/Bungalow	1920	C
		Garage	1920	C
87	Saint George Avenue	Craftsman/Bungalow	1920	C
		Garage	1920	C
91	Saint George Avenue	Craftsman/Bungalow	1920	C
		Garage	1920	C
92	Saint George Avenue	Craftsman/Bungalow	1920	C
		Garage	1920	C
100	Saint George Avenue	Colonial Revival	1939	C
101	Saint George Avenue	Ranch	1969	NC - age
135	West Broad Street	Prairie/American Foursquare	1923	C
		Garage	1923	C
143	West Broad Street	Vernacular	1930	C
		Garage	1930	C
147	West Broad Street	Colonial Revival	1920	C

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Street No.	Street Name	Description	Date Built	Contributing (C) or Non-Contributing (NC)
166	West Broad Street	Colonial Revival	1970	NC - age
167	West Broad Street	Tudor	1935	C
		Garage	1935	C
179	West Broad Street	Vernacular	1939	C
		Garage	1939	C
189	West Broad Street	Craftsman/Bungalow	1940	C
		Garage	1939	C
193	West Broad Street	Vernacular	1940	C
		Garage	1940	C
195	West Broad Street	Craftsman/Bungalow	1940	C
		Garage	1940	C
199	West Broad Street	Dutch Colonial Revival	1940	C
		Garage	1940	C
213	West Broad Street	Colonial Revival	1920	C
		Garage	1920	C
217	West Broad Street	Colonial Revival	1924	C
		Garage	1924	C
219	West Broad Street	Colonial Revival	1926	C
		Garage	1926	C
		Garage	1930	C
233	West Broad Street	Craftsman/Bungalow	1915	C
		Garage	1915	C
239	West Broad Street	Craftsman/Bungalow	1940	C
		Garage	1940	C
45	West North Street	Italianate	c.1845	C
51	West North Street	Colonial Revival	c.1910	C
		Garage	c.1910	C
69	West North Street	Craftsman/Bungalow	c.1910	C
		Garage	c.1910	C
71	West North Street	Dutch Colonial Revival	c.1910	C
77	West North Street	Colonial Revival	1922	C
		Garage	1922	C
79	West North Street	Prairie/American Foursquare	1913	C
		Garage	c.1913	C
80	West North Street	Colonial Revival	1900	C

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Street No.	Street Name	Description	Date Built	Contributing (C) or Non-Contributing (NC)
		Garage	c.1920	C
81	West North Street	Craftsman/Bungalow	c.1910	C
		Garage	c.1910	C
82	West North Street	Colonial Revival	c.1910	C
		Garage	c.1910	C
90	West North Street	Colonial Revival	1927	C
		Garage	1927	C
92	West North Street	Colonial Revival	1956	C
		Garage	1956	C
93	West North Street	Colonial Revival	c.1910	C
		Garage	c.1910	C
96	West North Street	Colonial Revival	1924	C
97	West North Street	Dutch Colonial Revival	1910	C
101	West North Street	Colonial Revival	1948	C
		Garage	1948	C
105	West North Street	Prairie/American Foursquare	c.1910	C
110	West North Street	Vernacular	1939	C
111	West North Street	Second Empire	1869	C
8	Woodmere Road	Colonial Revival	1926	C
		Garage	1926	C
15	Woodmere Road	Colonial Revival	1939	C
20	Woodmere Road	Colonial Revival	1925	C
		Garage	1925	C
23	Woodmere Road	Dutch Colonial Revival	1928	C
35	Woodmere Road	New Traditional	1980	NC - age
37	Woodmere Road	Tudor Revival	1926	C
		Garage	1926	C
45	Woodmere Road	Colonial Revival	1942	C
53	Woodmere Road	Split-Level	1965	C
54	Woodmere Road	Colonial Revival	1929	C
61	Woodmere Road	Colonial Revival	1929	C
62	Woodmere Road	Tudor Revival	1936	C
67	Woodmere Road	Dutch Colonial Revival	1928	C
83	Woodmere Road	Colonial Revival	1929	C
89	Woodmere Road	Tudor Revival	1928	C

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Street No.	Street Name	Description	Date Built	Contributing (C) or Non-Contributing (NC)
92	Woodmere Road	Colonial Revival	1930	C
		Garage	1930	C
96	Woodmere Road	Colonial Revival	1939	C
97	Woodmere Road	Colonial Revival	c.1939	C
100	Woodmere Road	New Traditional	1996	NC - age
		Garage	1996	NC - age
101	Woodmere Road	Colonial Revival	1936	C
		Garage	1936	C
104	Woodmere Road	New Traditional	1923	C
105	Woodmere Road	Tudor Revival	1936	C
		Garage	1936	C
108	Woodmere Road	Colonial Revival	1939	C
		Garage	1939	C
109	Woodmere Road	Tudor Revival	1928	C
		Garage	1928	C
112	Woodmere Road	Tudor Revival	1928	C
116	Woodmere Road	New Traditional	1932	C
		Garage	1932	C
34	Woodcliff Street	Vernacular	1929	NC - alterations
	Hubbard Avenue, St. George Avenue and Rachele Avenue and Broad Street; Hubbard Avenue and West North Street	4 pairs each of brick columns (8 total)	c.1912	C (8 objects)

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1849 - 1969

Significant Dates

1904: First major plat in neighborhood

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Jastremsky, Julien

Urso, Frank

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Hubbard Heights Historic District meets Criteria A and C at the local level as the City of Stamford's most intact, contemporaneously platted early twentieth century neighborhood of single-family houses. The district derives significance under Criterion A in the area of Community Development as an early-twentieth-century middle-class suburb in Stamford that represents a transition in the City's residential development from large country estates and domestic-scale farms to single-family houses set within newly platted neighborhoods. Hubbard Heights is one of few remaining intact neighborhoods in Stamford almost completely constructed in the early twentieth century during a period of substantial commercial growth in the downtown and related population increases. Many of the first residents of Hubbard Heights worked in New York City, but a review of census data and city directories revealed that most of the residents of later subdivisions worked in Stamford. The district is significant under Criterion C in the area of Architecture as an intact early twentieth-century neighborhood, with minimal infill or alterations. Within the densely developed City of Stamford, this neighborhood is an important collective representation of popular twentieth-century domestic architectural styles and suburb design as expressed locally.

The period of significance extends from 1849, the approximate construction date of "Boltby", the earliest extant building in the district, through several episodes of multi-lot subdivision beginning in 1910. The period of the significance for the district ends in 1966 (age cut-off), but the period of significance for one key building in the district extends to 1969 and meets Criteria Consideration G. The Hubbard Mansion/Mother of God Academy was expended with an addition to its north elevation in 1969 during the height of the property's use as a community school and gathering space. The Hubbard Mansion property was the center of the initial 1910 land subdivision that resulted in the creation of the Hubbard Heights neighborhood. The first use of the Hubbard Mansion as a school occurred in 1945, when it opened as Ukrainian Catholic girls' high school that attracted a range of local and regional students whose parents appreciated the moral values instilled in the curriculum. Hubbard Heights residents frequently used the building as a social gathering and meeting space throughout the late twentieth century. The Hubbard Heights Neighborhood Association, met in the building after its establishment in 1960. The building meets Criteria Consideration G under the theme of Community Development for the continued use of the Hubbard Mansion/Mother of God Academy as a focal point and key civic space of the Hubbard Heights neighborhood.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A

The Hubbard Heights neighborhood is a physical expression of the City of Stamford's economic and population growth during the early twentieth century. The neighborhood had its beginnings on Hubbard's Hill, named for pioneer settler Nathaniel Hubbard, who began the practice of medicine in this area in 1796. Much of the area was open farmland during the nineteenth century and several of Hubbard's descendants built substantial homes nearby. An 1879 map of the area shows the extensive holdings of the Hubbard family (Figure 1).¹ Only the Second Empire-style home of William Hubbard built in 1869 (Photo 1) remains from the Hubbard family era.

¹ "Stamford, Connecticut and Environs," (Philadelphia: G. M. Hopkins, 1879) Plate T.

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Dr. Nathaniel Hubbard was a sixth-generation descendant of George and Mary Bishop Hubbard, who had emigrated from England to Watertown, Massachusetts, in 1633. Nathaniel Hubbard had a family of eleven children, several of whom inherited portions of his estate on Hubbard's Hill. Most of the area remained undeveloped for decades, but in 1868, Woodside Park, a racetrack for trotters, opened on the eastern side of what would become the Hubbard Heights neighborhood. Woodside Park was acquired by the City of Stamford in 1927 and was renamed Scalzi Park to honor noted Stamford athlete John Scalzi.²

Early residential developments in Stamford

Sale (or inheritance in the case of Hubbard) of unproductive former agricultural land for redevelopment as country seats was a recurring pattern in Stamford and greater Fairfield County following the arrival of the railroad in 1848. The location of Boltby and the Hubbard Mansion tells the story of Stamford's development where such previously undeveloped landholdings in coastal and elevated locales convenient to the railroad station were put to this use. Other local examples (outside of the district) are the Moses Rogers estate (c.1850, demolished) on the south half of Shippan Point; and the Hoyt mansion, Greyrock, at the southern tip of the South End, also demolished. Boltby is a rare survivor of the earliest phase. Within the district, the Hubbard Mansion is contemporary with the development of similar estates more densely sited on Strawberry Hill. Elevated sites like Hubbard Heights were recommended by authors of pattern books for country seats for their salubrious air and long prospects. These considerations were also likely factors in the conversion of Boltby to a sanitarium and the subsequent development of Stamford Hospital nearby. Thus the mansion and Boltby manifest these broad patterns of regional and national patterns.³

Residential subdivisions were first built in Stamford in the middle of the nineteenth century. Overbrook Drive in Belltown (c. 1866) is thought to be the earliest middle-class residential subdivision in present Stamford. Overbrook's lots were arranged along a pre-existing interior farm road on the farm of Noah Lockwood. Middle class housing in the Summer Street neighborhood, west of Hubbard Heights, initially featured larger versions of two-family houses on tight lots in industrial neighborhoods during the street railway era prior to the onset of automobiles. Once auto transportation became common, the predominant pattern of development was of single-family, middle-class residential subdivisions of the larger country seats with better lands and larger space such as in the Shippan, Glenbrook, Revonah and Hubbard Heights neighborhoods.⁴

Twentieth-century construction on Hubbard Avenue

Three houses had been built on Hubbard Avenue before the first planned development: 128-130 Hubbard Avenue in 1904 (Photo 3), 137 Hubbard Avenue in 1905 (Photo 4) and 160 Hubbard Avenue in 1909 (Photo 5). There were no street numbers on Hubbard Avenue at that time, but the 1910 United States federal population census included a listing of three families on the street. Carl Roehr lived there with his wife, Clara, three daughters, one son, a servant, a cook and a border. Charles A. Cook lived on the street with his wife, Maude, his father-in-law and a hired man. Charles Y. Wilson lived there with his wife, Esther, two daughters and a hired man.⁵ Carl Roehr was the third generation publisher of the

² "Hubbard Heights Cherishes its History," *Stamford Advocate*, September 3, 2004.

³ Wes Haynes, "Shippan's Brooklyn Connection," unpublished remarks at an Historic Neighborhood Preservation Program friend-raising event, May 18, 2013.

⁴ Ibid.

⁵ US Census, Stamford, Connecticut, 1910.

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German language daily newspaper *Brooklyner Freie Presse*.⁶ Charles A. Cook worked as a salesman for the International Pottery Company.⁷ Charles Y. Wilson was a book publisher under the Hoyt name at 116 West 32nd Street in New York City.⁸ All of these men worked in New York City and most likely commuted to their jobs on the New York Central railroad, since the Stamford station was less than two miles away. The area was close to enough to the city's downtown to allow easy access to shops and services, but far enough away to provide a rural ambiance.

Planned developments

Stamford's population increased more than 50 percent in 10 years, from 18,839 people in 1900 to 28,836 people in 1910 and the Hubbard Heights area first came to the attention of a developer at that time.⁹ Neighborhood resident Julia Adams Powell authored an article about the changes proposed for Hubbard Hill, which was published in the magazine *Guide to Nature*.¹⁰ She wrote:

During the past month an important deal in real estate has been carried through. This is the sale of the estate of William Hubbard, situated on West North Street and Hubbard Avenue, to the Home Building and Development Company, of which Mr. John Linskey of Union City, Ct., is president and treasurer. On the tract there is a large stone house, which was the home for many years and until the time of his death, of William Hubbard, one of Stamford's best known and oldest residents. The property consists of six acres, and will be cut into high class and high- priced building lots. Streets are being cut through and macadamized, and cement sidewalks and curbs are being laid.

This part of Stamford has, for half a century, been recognized as one of the best residential sections in the town. On entering North Street, from Bedford Street, Summer Street, or Washington Avenue, and continuing to the river, and so on to West North Street, the way presents a certain picturesqueness, not found in any other sections of the city. The street is well kept by the town, and is lined by thrifty maples and elms, which meet in an arch overhead, and the handsome stone bridge which crosses the Rippowam adds much to the rest.¹¹

John Linskey's Home Building and Development Company developed the six-acre tract around the Hubbard Mansion in 1910, leaving the mansion with the 1.16-acre lot on which it now stands. He called his development Grand View Heights and created Grand View Avenue for it. The development included four lots on the east side of Hubbard Avenue, nine new lots on the north side of West North

⁶ Alfred J. Calhoun, "Our German-American Neighbors," *The Brooklyn Daily Eagle*, March 6, 1910.

⁷ "New York News," *The Pottery and Glass Salesman*, December 9, 1920, 17.

⁸ *American Book Trade Manual*, (New York, R. R. Bowker, 1919) 22.

⁹ "Connecticut Population by Town 1900-1960," Connecticut Department of Economic and Community Development, <http://www.ct.gov/ecd/cwp/view.asp?a=1106&q=250674> accessed May 1, 2015.

¹⁰ Julia H. Powell was the daughter of Nathaniel Adams (1807-1894), an early Stamford architect, and apparently lived in his house which was on Adams Avenue, later named Powell Place; the house is not extant. She was married to Albert Powell.

¹¹ Julie Adams Powell, "Beautiful Homes of Stamford," *Guide to Nature* 3:3 (July, 1910).

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Street and sixteen new lots on both sides of Grand View Avenue. Plot A, the Hubbard Mansion, remained on a double lot between Grand View Avenue and West North Street (Figure 2). No more new homes were built in the district until after 1912, when the Atlantic Realty Company laid out the plat that would give the area its name: Hubbard Heights (Figure 3). The subdivision consisted of 102 building lots bounded by West Broad Street on the South, the west side of Hubbard Avenue on the east, by unplatted lands of the Hubbard Estate on the north and west. Atlantic Realty was headed by Frank Gurley, its president, and Herbert Sibley, who served as secretary. Gurley was listed in Stamford directories as a real estate broker.¹² Sibley, who lived in New Canaan, was listed as a self-employed realtor in the 1920 US Census.¹³

Atlantic Realty followed the common practice of including deed restrictions when it sold lots in Hubbard Heights. These limitations on the use of lots had been pioneered by Frederick Law Olmsted and Calvert Vaux in their 1869 plan for Riverside, Illinois.¹⁴ The restrictions often included mandatory setbacks, minimum cost of construction, and allowed uses. They were intended to insure appropriate community character and to protect property values.¹⁵ A typical representative sale in this subdivision and throughout the other parts of the neighborhood is the 1917 sale of a lot on West Broad Street by the Atlantic Realty Company to Oscar D. Tuthill. It included the following covenants as part of the deed:

- Lots may not be subdivided
- No building may be erected other than single-family dwellings and customary associated outbuildings
- No building fronting on Hubbard Avenue could be built at a cost of less than \$8,000.00; on West Broad Street, \$5,000.00; on Rachele Avenue, St. George Avenue, or West North Street, \$4,000.00
- No building could be built closer than 35 feet from the line of Hubbard Avenue, 25 feet on St. George and Rachele Avenues, and 30 feet from West Broad Street.¹⁶

These restrictions show that the Atlantic Realty Company intended to attract well-funded buyers by developing a new neighborhood with uniform front yard setbacks, consisting of substantial houses erected at costs that would assure quality design and construction.

Atlantic Realty may have been interested in developing Hubbard Heights because of the pending construction of the new, 120-bed, Stamford Hospital which opened in 1913 just across West Broad Street.¹⁷ Stamford's population continued to increase rapidly. It grew to 40,067 people in 1920 and by 1930 it reached

¹² *Stamford Directory 1911*, (Stamford: Price & Lee Co., 1911) 195.

¹³ US Census, Stamford, Connecticut, 1920.

¹⁴ Atlantic Realty continued Stamford's existing street grid in their development, rather than using Riverside's curvilinear street plan.

¹⁵ David L. Ames and Linda Flint McLelland, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*, (Washington: National Park Service, 2002).

<http://www.nps.gov/nr/publications/bulletins/suburbs/INDEX.htm> accessed October 1, 2014.

¹⁶ City of Stamford Land records

¹⁷ Marie Updegraff, *The Story of the Stamford Hospital 1896-1971*, (Stamford: Stamford Hospital, 1971)32.

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56,765.¹⁸ More developments in the district followed as land became available and the demand for housing rose. They included the following:

- “Hillcrest Estates” (99 lots; 1916), between West Lane (now Woodcliff Street), West North Street, West Broad Street and the east curb line of Hubbard Avenue
- “Grand View Heights” 28 lots bounded by West North Street, Woodbine Street (later Woodcliff Street), Hubbard Avenue, and the north lot lines of the properties facing Grandview Avenue (Figure 4).
- Lands of the Estate of Julia H. Powell (26 lots plus 5 lots previously owned; 1920), between West Lane (later Woodcliff Street), West North Street, Adams Avenue (later Powell Place, likely memorializing the Powell family whose holdings made up much of the addition), the northern lot lines of the lots facing Ivy Street, and one property (perhaps the Powell house) on the east side of Adams/Powell, now part of the school property (Figure 5).
- Lands of Charles H. Leeds (8 lots; 1927) This plat created Hubbard Court and consisted of the 8 lots of Hubbard Court and a minor alteration to 4 lots on Hubbard Avenue, allowing for a walkway between Hubbard Court and Hubbard Avenue. Charles Henry Leeds (1873-1967) lived in the Glenbrook area and served as Stamford’s mayor from 1902-1904 (Figure 6).
- Lands of Alonzo Maffucci (18 lots; 1927) This plat created Prince Place between Hubbard Avenue and the lands then of Theodore Ferris. The street widened about half-way and the plat shows two grass plots in the center of the right-of-way, which no longer exist. Maffucci (b. 1883) was an Italian immigrant who worked as a real estate broker and insurance agent. Apparently successful in business, his company’s advertisement appeared on the front covers of city directories (Figure 7).
- Pellom Manor (28 Lots; 1927) This subdivision created both Pellom Place and Pell Place and was laid out by the Mutual Realty Company (Figure 8).
- Spencer Tract (8 lots; 1927) The Spencer tract included on Lot 2 the Italian Villa-style “Boltby,” erected by Edward Boulton in 1845. The house was later used as a sanitarium by the English-born Charles Spencer (1860-1923). The subdivision was apparently part of the settlement of his estate (Figure 9).¹⁹
- Subdivision of lands owed by the Mutual Realty Company (12 lots; 1927) This subdivision consists of lots west of Rachele Avenue including an access leading to the Hubbard Heights Golf Course between Lots 4 and 5 (Figure 10).

¹⁸ “Connecticut Population by Town 1900-1960,” Connecticut Department of Economic and Community Development, <http://www.ct.gov/ecd/cwp/view.asp?a=1106&q=250674> accessed May 1, 2015.

¹⁹ David Taylor, *Historic Resource Survey, Hubbard Heights, Stamford, Connecticut*, (unpublished report, 2013)16.

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- Hubbard Manor (17 lots; 1925) Woodmere Road was created by this subdivision, along with 5 previously un-subdivided lots along Hubbard Avenue. The plat indicates the street to be a private road at that time, with a rounded interior corner with a grass plot in the center (Figure 11).

All of these subdivisions were quickly built out with large, high-style homes on the main thoroughfare between West Broad Street and Bridge Street. More modest houses were built on the side streets. By the time the State of Connecticut commissioned the first aerial survey of the state in 1934, few lots remained undeveloped in Hubbard Heights (Figure 12). Thirty-one years later, in 1965, the aerial survey showed even less vacant lots in the area (Figure 13).

Continued development in Hubbard Heights began again in a much smaller way after World War II. The first house on Charles Mary Lane, Number 17 (Photo 9) was built in 1948. The last of the eight homes on this short street, Number 26 (Photo 10), was built in 1960. At about the same time or a little later, a few new houses were constructed on Rachele Avenue, St. George Avenue, Woodmere Road and even Hubbard Avenue.

A review of federal census data from 1920, 1930 and 1940 as well as city directories from 1919 through 1960 reveals that, unlike residents of the first houses on Hubbard Avenue, the vast majority of residents living in the district by 1940 worked in Stamford. The 1940 census shows that every person employed person living on West North Street worked in a local business. The same is true of all other employed persons living on streets in the district that are listed in the census. Occupations included machine operator, beautician, jeweler, lawyer, real-estate agent, carpenter, accountant, grocer, locomotive engineer, salesman, pharmacist, nurse, typist and bartender. They worked at a variety of local businesses including a hardware factory, mortgage company, electrical factory, lock factory, retail flower shop, the YMCA, dental office, Stamford Hospital and commercial banks. Some Hubbard Heights residents, mostly lawyers and Realtors, operated their own businesses.²⁰

Mother of God Academy (Hubbard Mansion)

The Mother of God Academy (Hubbard Mansion) contributes to the district's community development significance as a focal point of the Hubbard Heights neighborhood. The building opened for use as a Ukrainian Catholic girl's high school in 1945 and subsequently became an important part of the community. In addition to serving a portion of Stamford's Ukrainian population, many local non-Ukrainian residents attended school there. It was also a popular choice for devout Catholic families with Italian and Irish roots who wanted a religious education for their daughters in a school with small classes. Generations of girls from Hubbard Heights, the rest of Stamford and the surrounding area, attended the school. The nuns lived on the third floor of the school at first and later moved to 114 Hubbard Avenue and 97 Hubbard Avenue. As many as twenty boarding students also lived in the Resident Students' Dormitory at 114 Hubbard Avenue. Mother of God Academy students were always an integral part of the neighborhood. They hosted open houses at the school, participated in Ukrainian inspired performances, and sang in a locally famous choir led by the school's music

²⁰ US Census, Stamford, Connecticut, 1920, 1930, 1940.

Price and Lee, *Stamford, Directory*. (New Haven: Price and Lee Co., 1919, 1930).

Price and Lee, *Stamford, Darien, Noroton, Noroton Heights, New Canaan Directory*. (New Haven: Price and Lee Co., 1940, 1950, 1960).

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teacher.²¹ According to Veronica Burgess, who graduated from the high school in 1962, “Lots of girls from the neighborhood went to Mother of God. We used to walk to school in groups.” She remembers that, “The neighbors really cared about the school and the nuns cared about them. The nuns used bake Babka for Christmas and they would give loaves of it to anyone who asked. It was wonderful.”²² The Hubbard Heights Association held their annual meetings in the school auditorium and made regular contributions to the Mother of God Academy.²³

Criterion Consideration G

The Hubbard Mansion/Mother of God Academy is significant under Criterion Consideration G because it is a well-preserved example of the adaptive use of a nineteenth century residential mansion by an educational institution, which was a typical pattern of development in the New York metropolitan area during the first half of the twentieth century. It is also significant under this Criterion Consideration because of its integration into the life of the neighborhood. Hubbard Heights residents participated in many school activities and it was the location of neighborhood meetings and events conducted by the Hubbard Heights Association.

Adaptive use

Two distinct phases of residential development resulted from Stamford’s close proximity and convenient rail connection to New York City. Many of Stamford’s former agricultural fields located within a two mile radius of the train station and commercial center were assembled and redeveloped as large residential estates from 1849 to through the end of the century, as exemplified by the Hubbard estate. Following turn-of-the-century electrification and improvement of the rail corridor, as well as the advent of the automobile, Stamford became a city of new middle class neighborhoods populated by local professionals and daily commuters to Manhattan. Like Hubbard Heights and the National Register-listed Revonah Manor Historic District, they were subdivided and redeveloped on former estates. The earlier mansions left behind, being larger and more formal, were no longer desirable as single family homes. Many were repurposed for use as private schools or rectories for new parishes in the first half of the twentieth century to serve the city’s growing neighborhoods and community at large. This pattern of adaptive appropriation was not singular to Stamford, and was very common elsewhere throughout the New York metropolitan outer boroughs and suburbs. The pattern was widespread in early-twentieth century Stamford, where every new neighborhood developed from a nineteenth century estate included one or more repurposed mansions. Most of these adaptations did not survive the second half of the twentieth century. The major surviving examples of institutions of this pattern in Stamford include several schools. The Sacred Heart Academy is a former Catholic girl’s school at the periphery of Revonah Woods, which was assembled in 1925-1928 from the former Rickard and Starr-McHarg estates of the 1870s. The school used one of the mansions as a convent and classrooms until the 1960s and the National Register-listed C. J. Starr Carriage Barn as a theater until the 1990s. Another example is the National Register-listed St. Mary’s Roman Catholic Church (1928) developed on the former Wardwell estate. This institution used its

²¹Rebecca Shannonhouse, “The Mother of God Academy’s Influence on Hubbard Heights History,” unpublished monograph, 2015.

²² Telephone interview with Veronica Burgess, August 7, 2015.

²³ Michael DeMilt, President of the Hubbard Height Association, email to the author, July 13, 2015.

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former mansion (c. 1865) as its rectory. St. Basil's School is an adaptive use of the former Quintard mansion (begun 1860s) in Glenbrook with subsequent buildings added to the estate.²⁴

The Mother of God Academy is also closely associated with the Ukrainian Catholic community in Stamford which was chosen as the seat of its Eparchy in 1933 and today contains the nation's oldest Ukrainian-American museum, established in 1935. Ukrainian immigration to the United States occurred in four waves, with Stamford playing an important role in the first two. Although a few Ukrainians reached the United States prior to the Civil War, large-scale immigration began in the 1870s, bringing the first thousands of persons to North America from the Galicia and Transcarpathian regions, then occupied by the Austro-Hungarian Empire.²⁵ Most of this first wave initially settled in the coal mining regions of Pennsylvania, establishing the first Ukrainian Catholic parish in 1884 in Shenandoah, Pennsylvania before dispersing to other regions including Connecticut, to find work in quarrying and manufacturing. The Ukrainian-speaking Galicians identified more closely with nationalist cultural traditions than the Hungarian-language Carpathians. The Galicians established the foundation for the Ukrainian-language Exarchate for the Ukrainian Church in America in Philadelphia in 1913, one year after Galician Ukrainians began arriving in large numbers in Stamford.²⁶ The development of religious institutions in Stamford largely occurred during the second wave between the World Wars which brought fewer than 40,000 Ukrainians to large urban areas in the east and Midwest. This group was more diverse in regional origin, religion and education levels than their predecessors. A third wave occurred after World War II when thousands of Ukrainians brought to Nazi Germany as slave laborers fled in advance of the Soviet occupation. Some 85,000 of the total 250,000 Ukrainian emigres from Germany arrived in the United States under the Displaced Persons Act of 1948 and Refugee Relief Act of 1953. The fourth wave, which is still occurring, began prior to the collapse of the Soviet Union.²⁷

Stamford was selected as the seat of a Ukrainian Catholic Eparchy by Bishop Constantine Bochachevsky who purchased the large campus of a shuttered private girls' school housed in the former Quintard mansion. The Ukrainian Catholic Exarchy had been founded in Philadelphia in 1913 and was divided in two to serve Ukrainian and Hungarian-speaking parishes in 1924. The new Ukrainian Catholic Eparchy of Stamford opened St. Basil's Ukrainian Catholic High School in a mansion across Stamford from Hubbard Heights in 1933, followed by the first "National Museum of Ukrainian Catholics in the United States of North America" in 1937 and St. Basil College Seminary for Ukrainian speaking priests, in 1939. In 1944, Bishop Bochachevsky founded the Congregation of the Missionary Sisters of Mother of God who founded the school in the former Hubbard Mansion.

1969 addition

The Mother of God Academy expanded in 1969 by building a school addition on the north elevation of the Hubbard Mansion. It is a sensitive addition to the historic building that is inspired by its design but does not attempt to appear to be an original part of the house. The addition does not overwhelm the house and it is

²⁴ For information and description of the surviving features of these estates the National Register nomination for the C.J. Starr Carriage Barn complex.

²⁵ Nagurney, Michael J. "Teaching of Ukrainian in the United States". *American Slavic And East European Review*. 1945 Dec; Vol. 4 (Parts 3-4): pp. 186-194.

²⁶ Lubow K. Wolynetz, , compiler. "The Ukrainian Catholic Church in America," in *The Ukrainian Catholic Eparchy of Stamford, 1958-2008: Fifty Years of Service*. Stamford, CT: Ukrainian Catholic Eparchy of Stamford, 2010, pp. 44-46. The first group centered in St. Vladimir parish founded in 1916 which was first located south of the central business district in the future right of way of I-95, p. 152.

²⁷ *Ibid.*, 44-46.

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compatible with the massing, size, scale, and architectural features of the Hubbard Mansion. It references the house with its rusticated, stone-like bricks, cast stone window sills and lintels, stone columns at an entrance on its south elevation and a wide frieze band at the cornice. At the same time, a stair tower, porch and one story wings were added to the façade of the mansion. This addition reused stone removed from the north elevation of the house and includes a slate Mansard roof and a semicircular porch supported by Corinthian columns. It is nearly indistinguishable from the original house and it is a very sympathetic addition. (Photos 1, 27 and 28)

Architect

The addition is the work of Canadian-born Ukrainian architect Julien K. Jastremsky, AIA (1910-1999). Jastremsky designed many buildings for the Ukrainian community in the United States, including St. Basil's College in Stamford. He received a bachelor's degree in architecture from the University of Manitoba in 1932 and an M.S. in urban planning and housing from Columbia University in 1942. In the 1940s he was assistant architect with the Federal Housing Agency in New York, and chief draftsman with Bethlehem Steel in charge of building design and construction for New York area shipyards. He opened his own architectural office, J.K. Jastremsky, Architect, in New York in 1947. His practice included educational, institutional and ecclesiastical designs. Among Jastremsky's principal works are the Cathedral of the Immaculate Conception in Philadelphia, Pennsylvania; St. John the Baptist Ukrainian Catholic Church in Newark, New Jersey; Christ the King Ukrainian Catholic Church in Philadelphia, Pennsylvania; Holy Trinity Greek Orthodox Church in Westfield, New Jersey; St. Barbara Greek Orthodox Church in New Haven, Connecticut; St. Josaphat Seminary in Washington, D.C. and the Ukrainian National Association headquarters building in Jersey City, New Jersey. He was given an award by the City of Newark for his design of St. John the Baptist Ukrainian Catholic Church in that city and he was a recipient of the Construction Industry Award for the structural design of the Ukrainian cathedral in Philadelphia. He was one of the founding members of the Ukrainian Institute of America in New York, as well as a member of various American and Ukrainian professional and cultural associations.²⁸ Jastremsky was particularly careful to respect the historic house in his design for the school addition. He included details that would play off of the design elements of the original without mimicking or parodying them. His design is at once modern and traditional and it fits comfortably into the neighborhood.

Importance to community

The Mother of God Academy (Hubbard Mansion) contributes to the district's community development significance as a focal point of the Hubbard Heights neighborhood. The building opened for use as a Ukrainian Catholic girl's high school in 1945 and subsequently became an important part of the community. In addition to serving a portion of Stamford's Ukrainian population, many local non-Ukrainian residents attended school there. It was a popular choice for devout Catholic families with Italian and Irish roots who wanted a religious education for their daughters in a school with small classes. Generations of girls from Hubbard Heights, the rest of Stamford and the surrounding area, attended the school. The nuns lived on the third floor of the school at first and later moved to 114 Hubbard Avenue and 97 Hubbard Avenue. As many as twenty boarding students also lived in the Resident Students' Dormitory at 114 Hubbard Avenue. Mother of God Academy students were always an integral part of the neighborhood. They hosted open houses at the school, participated in Ukrainian inspired performances and sang in a locally famous choir led by the school's music teacher.²⁹ Many of these

²⁸ "Julien K. Jastremsky, Architect of Ukrainian Churches, 89," *The Ukrainian Weekly*, August 1, 1999.

²⁹ Rebecca Shannonhouse, "The Mother of God Academy's Influence on Hubbard Heights History," unpublished monograph, 2015.

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performances were held on the stage of the Annex (Figure 14). According to Veronica Burgess, who graduated from the high school in 1962, “Lots of girls from the neighborhood went to Mother of God. We used to walk to school in groups.” She remembers that, “The neighbors really cared about the school and the nuns cared about them. The nuns used to bake Babka for Christmas and they would give loaves of it to anyone who asked. It was wonderful.”³⁰

The Mother of God Academy and its addition are an important part of the life of the surrounding community. The Hubbard Heights Association, founded by home owners in 1960, has been holding its annual meetings and social events in the school auditorium since the construction of the addition. The Association made regular contributions to the Mother of God Academy and it donated landscaping for the Sisters’ residence on Hubbard Avenue. The Association also donated awards for Academy students and one of its members volunteered as a language instructor at the school.³¹

Criterion C

Hubbard Heights is significant under Criterion C because it is one of few intact, contemporaneously platted early twentieth century neighborhoods of single-family homes in Stamford with minimal intrusions. Boltby and the Hubbard Mansion have survived as reminders of the area’s past, but the rest of the houses in Hubbard Heights are a stylistic microcosm of American domestic architecture from about 1904 into the 1960s. Styles most represented in the neighborhood include the Colonial Revival, Dutch Colonial Revival, Tudor Revival, Craftsman, American Foursquare and several subgroups of the Modern style including Ranch, Contemporary and Split Level. Hubbard Heights has changed very little since the 1930s. Almost no demolition has occurred and only a scattering of houses dating from post-World War II and later have been built. Streetscapes on most streets have remained unchanged for decades and they present a unified picture of the architectural tastes of the American middle class in the first half of the twentieth century including a row of Craftsman houses on George Avenue (Photo 8), Colonial Revival homes on Pellom Place (Photo 13) and a Dutch Colonial Revival house on Woodmere Road (Photo 14). Development patterns have mostly adhered to the original deed restrictions and homes on Hubbard Avenue are considerably grander than those on side streets (Photos 16-18, 22, 24). Even in the last subdivision in the neighborhood on Charles Mary Lane, the Ranch houses built between 1948 and 1960, retain the scale and setbacks of earlier homes on the side streets (Photos 9, 10 and 26).

Most of Hubbard Heights developed in the early twentieth century with the exception of the 1869 William Hubbard House, also known as the Hubbard Mansion, (Photo 1) and the c.1849 Boltby (Photo 2). The Hubbard Mansion continued to be owned by members of the Hubbard family until it was purchased in 1945 by the Missionary Sisters of the Mother of God who operated it as the Mother of God Academy, a Ukrainian Catholic girl’s high school until 2012.³² A school addition, designed by Ukrainian-Canadian architect Julian K. Jastremsky (1919-1999), was constructed on its north elevation in 1969 and an annex building, also designed by Jastremsky, was constructed to the east of the house in 1958 (Photos 31 and 32). The Annex was designed with sliding doors on its façade, which could be opened to reveal a stage used for graduations and public performances. The mosaics on the façade of the house were added while it served as a school. Boltby is an Italianate-style suburban home that bears no direct developmental connection to the Hubbard Heights

³⁰ Telephone interview with Veronica Burgess, August 7, 2015.

³¹ Michael DeMilt, President of the Hubbard Height Association, email to the author, July 13, 2015.

³² Maggie Gordon, “Parents Shocked by Sudden School Closure,” *Stamford Advocate*, January 3, 2012.

<http://www.stamfordadvocate.com/news/article/Parents-shocked-by-sudden-school-closure-2439366.php>
accessed December 10, 2014.

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neighborhood, since it dates from two generations prior to the Home Building and Development Company plat, but it is included in the district because it was the first house built in this section of Stamford. It was erected for E. D. Boulton and it was later the Spencer Sanitarium, operated by English-born Charles Spencer (1860-1923).³³

There are many examples of Craftsman bungalows in the district. The style was most popular from about 1905 to about 1930. It was popularized by Gustav Stickley's magazine *The Craftsman*, which began publication in 1901. Furthering the development of his concept of the Craftsman home, in late 1903 the magazine announced the formation of the Craftsman Home Builders Club to provide architectural plans to its subscribers. The homes were offered in a number of archetypes familiar to the American public -- the farmhouse, town house and cottage, among others. The bungalow style, somewhat progressive and unusual at first, was also included. Natural materials and soft colors predominated and interiors were invariably prescribed to include simplified moldings, stained wood, and characteristic features such as built-in cabinets and fireplaces with inglenooks for seating. Although these homes were only rarely innovative in terms of progressive style, designs reflected current approaches to open floor plans, economy of function; and the use of novel materials for walls, roofs, and surface treatments.³⁴ Craftsman houses appear in the district as modest homes in groups along St. George Avenue (Photo 7) and as larger homes on Hubbard Avenue and the west side of St. George Avenue (Photos 19 and 20).

Colonial Revival and Dutch Colonial Revival houses are the most prominent in the district. This style became popular shortly after the Centennial Exposition of 1876 and it was meant to recall the architecture and feeling of the American Colonial era. By the time these houses were built, architects had begun to adhere closely to the design and spirit of the original eighteenth-century houses that were the inspiration for the style.³⁵ An exception to this general trend is the house at 117 Hubbard Avenue, built in 1923. This house is reminiscent of an important Shingle Style house in Bristol, Rhode Island (now demolished) designed by McKim, Mead and White in 1887. The Colonial Revival homes in Hubbard Heights are based on Georgian and Federal models common in the eastern coastal region of the United States, while the Dutch Colonial houses, with their characteristic gambrel roofs and wide dormers, are loosely based on Dutch houses in New York and New Jersey (Photos 4, 15 and 21). Homes in the Hubbard Manor area on Woodmere Road employed both of these styles and were built about 1925.

The American Foursquare form is also abundant in the district. The style is a vernacular variant of the Prairie Style, which was pioneered by Frank Lloyd Wright in Chicago in the late nineteenth century. The style spread throughout the country through magazine articles and pattern books. These are typically two-story houses with hipped roofs, dormers and wide front porches. They often have ornamental elements of the other architectural styles found in the district, including Colonial Revival, and Craftsman. The house at 19 Grandview Avenue is an example of the form with a Colonial Revival oval window on its second floor façade (Photo 7), while the house at 33 St. George Avenue is a larger variant with Tuscan Columns, also typical of the Colonial Revival, supporting its porch roof (Photo 23).³⁶

Several Tudor Revival-style homes were built in the 1920s and 1930s in the Pellom Manor development area on Woodmere Road and a few were also built on Hubbard Avenue in that era, including the house at 62 Woodmere Road, designed by architect Frank Urso in 1936. (Photo 24) and 191 Hibbard Avenue, built in 1928 (Photo 25). The style was based on English Medieval and Renaissance English buildings and it was made

³³ David Taylor, *Historic Resource Survey, Hubbard Heights, Stamford, Connecticut*, 16.

³⁴ *Ibid.*, 23-24.

³⁵ Mark Gelernter, *A History of American Architecture* (Hanover, NH: The University Press of New England, 1999) 180-181.

³⁶ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013) 550-564.

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popular by English architects in the late nineteenth century. The style was first used in the United States for large landmark houses of the very wealthy, but it had become very fashionable for middle class homes by the time these houses were built.³⁷

There are three Spanish Revival homes in the district (272 Hubbard Avenue, 306 Hubbard Avenue and 30 Riverside Avenue) and they are all north of Bridge Street. Before 1920, most Spanish-influenced houses in the United States were found in the southwestern states and Florida. Original Spanish Colonial buildings still existed in those areas and they were also imitated in new construction. This style was made popular in the rest of the country by Panama-California Exposition, held in San Diego, California in 1915. The exhibition was designed by noted architect Bertram Goodhue (1869-1924), it was widely publicized and it inspired architects to travel to Spain to find new source material for the style. By 1920, Spanish Revival buildings were appearing across the country, but the style had lost favor by 1940.³⁸

The Spanish Revival style is characterized by a low-pitched roof covered with red tile and with little or no eave overhang. Massing is asymmetrical and wall surfaces are usually stucco. The style uses decorative details from all eras of Spanish history and, in this respect, it is similar in approach to American Colonial Revival. The house at 272 Hubbard Avenue was designed by Italian-born Stamford architect Frank Urso (1888-1968) as his own residence. It is a two story, cross gable with a red tile roof and stucco walls. Its main entrance on the façade and a doorway on its south elevation are surrounded by an elaborate Plateresque frames (Photo 29). The house at 306 Hubbard Avenue was also designed and lived in by Frank Urso. It is a smaller and simpler, one story version of the style. It also has cross gables, a red tile roof and stucco walls (Photo 30).

Construction in Hubbard Heights after World War II followed the national trend by moving away from most historical styles and turning to variants of Modern forms. At the time of its initial popularity the Ranch was a newly evolved building type and it was considered to be a contemporary or modern style. In Hubbard Heights, most of these buildings are one-story Ranch houses with attached garages (Photo 26). The style is purely American and it was introduced by *Western Ranch House*, a book published by *Sunset Magazine* in 1946, which introduced the work of innovative California builder and designer Cliff May to the rest of the country. The style is loosely based on early Spanish Colonial houses in the American Southwest.³⁹ These houses represent the completion of the physical construction of the neighborhood (Photos 8, 9 and 18). A few of the Ranch houses contributing to the district are the first houses built on a parcel platted in the early twentieth century.

Very few infill houses have been built in the area within the last twenty years, but one large lot on Hubbard Avenue has been returned to agricultural use. The many architectural styles of Hubbard Heights continue to represent the evolution of taste in American domestic architecture during a period of over one hundred years.

³⁷ Ibid., 448-466.

³⁸ Ibid., 521-522.

³⁹ Ibid., 596-611.

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<http://interactive.ancestry.com/2442/m-t0627-00498->

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00767/?backlabel=ReturnBrowsing&dbid=2442&iid=m-t0627-00498-00767 accessed August 4, 2015

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 95

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

Point	Latitude	Longitude
1	41.067024	-73.553883
2	41.066320	-73.551064

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3	41.066832	-73.550798
4	41.066504	-73.549797
5	41.066163	-73.549470
6	41.065821	-73.551491
7	41.060957	-73.550414
8	41.061171	-73.548211
9	41.058602	-73.555005
10	41.058876	-73.549866
11	41.058117	-73.549866
12	41.058331	-73.550913
13	41.058159	-73.551498
14	41.056337	-73.551070
15	41.056347	-73.551106
16	41.056488	-73.550672
17	41.056038	-73.550585
18	41.056004	-73.554685
19	41.059273	-73.555268
20	41.059725	-73.553326
21	41.065493	-73.554055
22	41.066884	-73.553555

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

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Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the district begins at the corner of Hubbard Avenue and Riverside Avenue. It runs east along the south side of Riverside Avenue to the western border of the lot at 30 Riverside Avenue, where it runs northeast across Stillwater Avenue to the Rippowam River. It follows the river east and south until it reaches Bridge Street. The border then runs west along Bridge Street to the eastern border of the lot at 141 Bridge Street, where it turns south to run to the northern border of the lot at 5 Hubbard Court where it turns east to the end of Ivy Street. It then turns south to the intersection of Powell Place and West North Street. It runs along the north side of West North Street to the southwest corner of Woodcliff Street and West North Street, where it turns south to the southeastern corner of the lot at 80 West North Street. The border then turns west and runs to the northwestern corner of the lot at 143 West Broad Street, where it turns east to Hinkley Avenue and then south to West Broad Street. The border then runs west along West Broad Street to southwest corner of the lot at 245 West Broad Street, where it turns north to run along the eastern border of the E. Gaynor Brennan Golf Course until it reaches the northwestern corner of the lot at 92 Rachele Avenue. It then runs east to the northwestern corner of the lot at 114 Hubbard Avenue and then north along the western borders of properties on Hubbard Avenue until it reaches the northwest corner of the lot at 314 Hubbard Avenue, where it turns south the complete the boundary.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries of the district encompass the full extent of extant historic resources located within the neighborhood historically identified with as Hubbard Heights and are consistent with the boundaries of the neighborhood as currently delineated by the Hubbard Heights Neighborhood Association. The boundaries include a portion of the land purchased by Nathaniel Hubbard in the 1790s. The district includes houses in the ten subdivisions that were platted from 1912 through 1927, as well as several homes of similar architectural styles built on streets within the district during the period of significance. The adjacent golf course to the west of the district has not been included because it was not part of the residential development of the area. Nearby houses on Golf View Avenue were constructed outside the period of significance and are drawn out of the boundary. To the southeast, Anderson Street and Hinkley Avenue were not included because they include a significant amount of multi-family housing and almost all of the houses on both streets have lost most of their architectural integrity. They would not be contributing buildings.

11. Form Prepared By

name/title: Tod Bryant (Edited by Jenny Scofield, NR Coordinator, CT SHPO)
organization: Heritage Resources
street & number: 23 Morgan Avenue
city or town: Norwalk state: CT zip code: 06851
e-mail tod@heritageresourcesct.com
telephone: 203-852-9788
date: July 27, 2015

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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Map showing boundaries and location of Hubbard Heights Historic District.

Hubbard Heights Historic District
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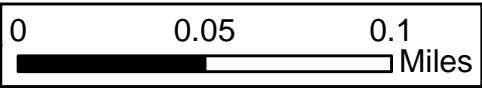
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Map of Hubbard Heights Historic District showing boundaries and contributing and noncontributing properties.



Hubbard Heights Historic District
 Non-Contributing
 Contributing



Delaware, Merrell, Shelburne, Wright, Stephen, Oak Hill, Schuyler, Broad, North, Green, Chestnut, Vista, Anderson, Powell, Hillside, Woodcliff, Ivy, Charles Mary, Prince, Pellom, Hubbard, Woodbine, Bridge, Riverside, Waterford, 7th, Well, Ramp, Ramp, 137, 137, Severance, Cold Spring

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Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Hubbard Heights Historic District

City or Vicinity: Stamford

County: Fairfield

State: Connecticut

Photographer: Tod Bryant

Date Photographed: October, 2014, August 3, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 30. William Hubbard House (Mother of God Academy), 111 West North Street, 1869, view north showing façade.

2 of 30. Boltby, 45 West North Street, c.1849, view northeast showing facade.

3 of 30. View west of 160 Hubbard Avenue, 1909, showing façade.

4 of 30. View southeast of 137 Hubbard Avenue, 1905, showing north elevation and façade.

5 of 30. View west of 128 Hubbard Avenue, 1904, showing façade.

6 of 30. View west of the south side of Grandview Street.

7 of 30. View northwest of 19 Grandview Avenue, c.1920, showing façade and east elevation.

8 of 30. View south of the north side of St. George Avenue showing a row of Craftsman houses.

9 of 30. View south of 17 Charles Mary Lane, 1948, showing façade.

10 of 30. View north of 26 Charles Mary Lane, 1960, showing facade.

11 of 30. View east of brick columns at the corner of Broad Street and Rachele Avenue.

12 of 30. View west of original column on north side of St. George Avenue and Broad Street and rebuilt column on west side of St. George Avenue.

Hubbard Heights Historic District

Name of Property

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13 of 30. View east of the south side of Pellom Place showing a row of Colonial Revival houses.

14 of 30. View southwest of the south side of Woodmere Road.

15 of 30. View northeast of 17 Pellom Place, c. 1923, showing façade and south elevation.

16 of 30. View southwest of the 1925 Colonial Revival home at 114 Hubbard Avenue.

17 of 30. View northeast of 117 Hubbard Avenue, 1923, showing façade.

18 of 30. View northeast of 149 Hubbard Avenue, 1955, showing façade and south elevation.

19 of 30. View southwest of 84 St. George Avenue c.1920, showing façade and north elevation.

20 of 30. View east of 97 Hubbard Avenue, c.1920, which is one of the few Craftsman Bungalows on Hubbard Avenue.

21 of 30. View northwest of 78 Rachele Avenue c.1926, showing façade.

22 of 30. View west of 96 Hubbard Avenue, 1924, showing façade.

23 of 30. View northeast of 35 St. George Avenue, c.1915, showing façade and south elevation.

24 of 30. View west of 62 Woodmere Road, 1936, showing façade.

25 of 30. View southeast of 191 Hubbard Avenue, 1928, showing a variant of the Tudor Revival style.

26 of 30. View northeast of 18 Charles Mary Lane, 1951, showing façade.

27 of 30. View north of Hubbard Mansion and school addition showing facade.

28 of 30. View northeast of school addition showing west and south elevations.

Photo 29 of 30. View northwest of 272 Hubbard Avenue showing south elevation and facade.

Photo 30 of 30. View northwest of 306 Hubbard Avenue showing south elevation and facade.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Hubbard Heights Historic District
 Name of Property

Fairfield County, CT
 County and State

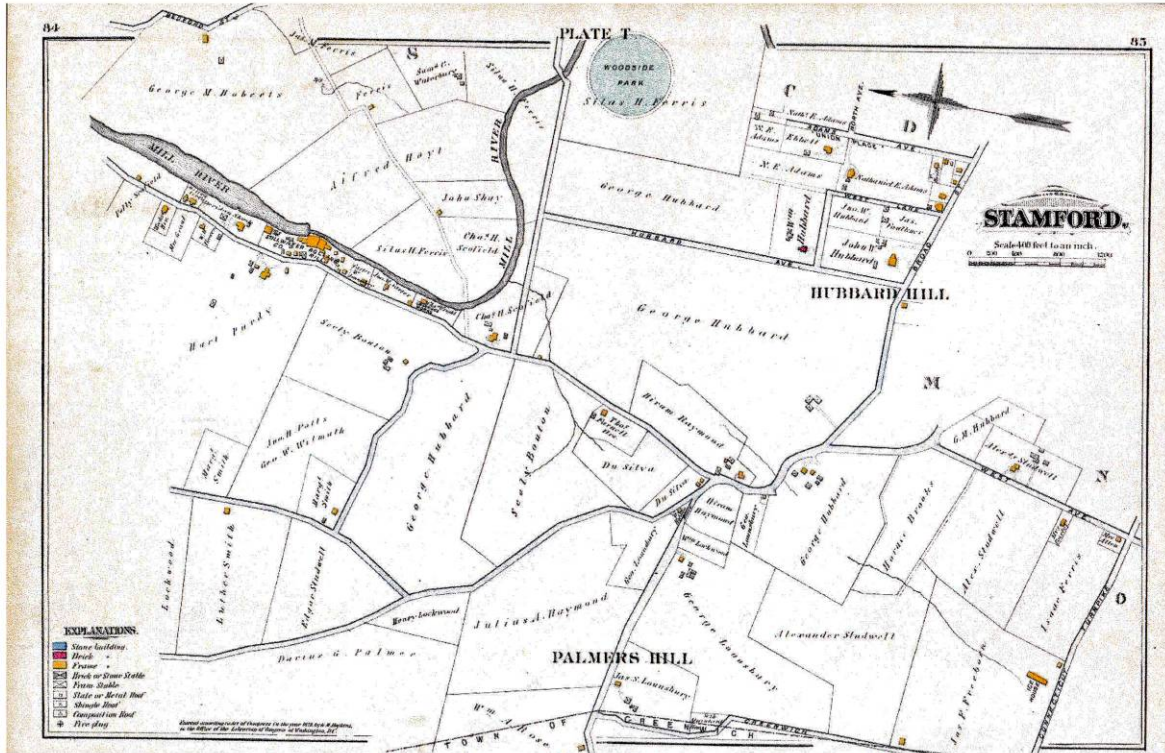


Figure 1. G. M. Hopkins map of Hubbard Hill, 1879. (Historic Map Works)

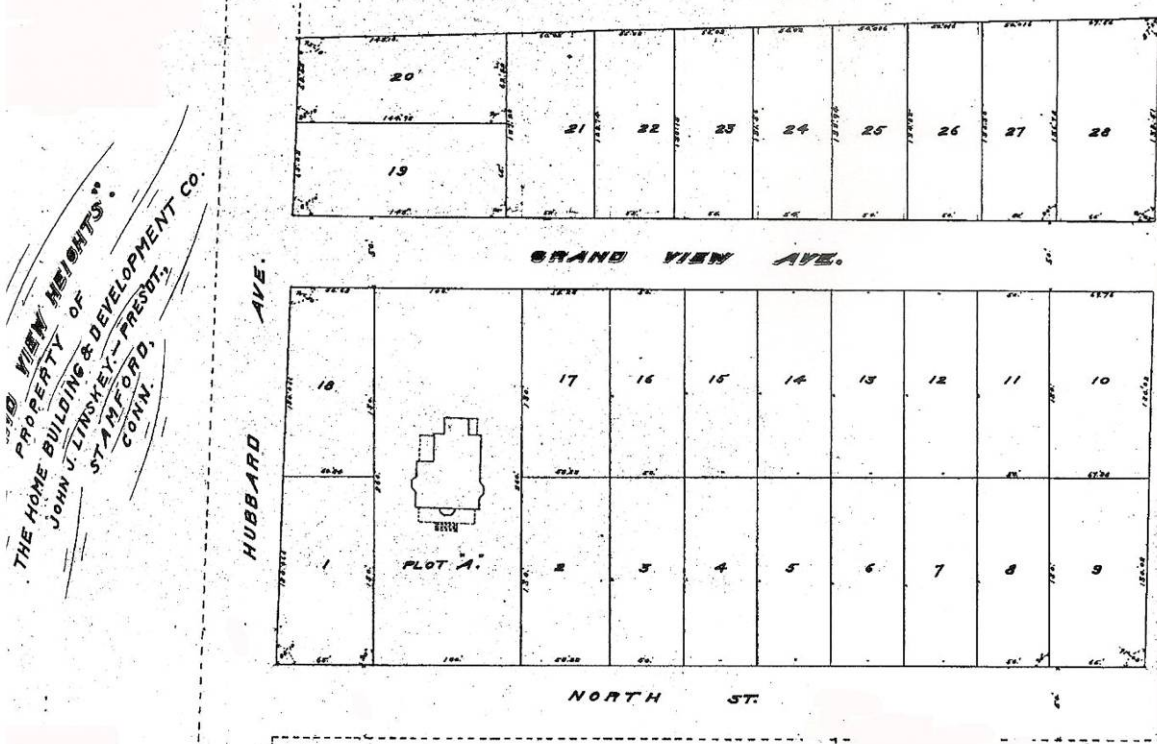


Figure 2. Plat map for Grand View Heights. (City of Stamford Land Records)

Hubbard Heights Historic District
Name of Property

Fairfield County, CT
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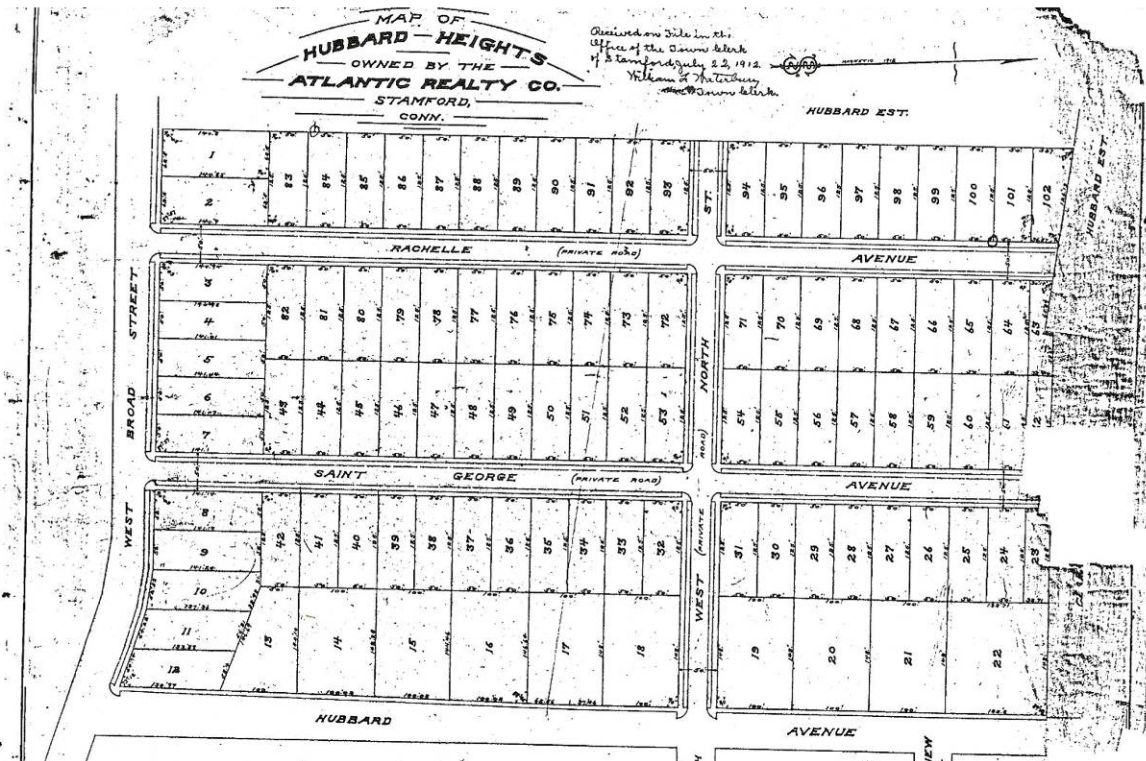


Figure 3. Atlantic Realty Company plat map of Hubbard Heights, 1912. (City of Stamford Land Records)

REVISED MAP OF
HILLCREST ESTATES
STAMFORD, CONN.

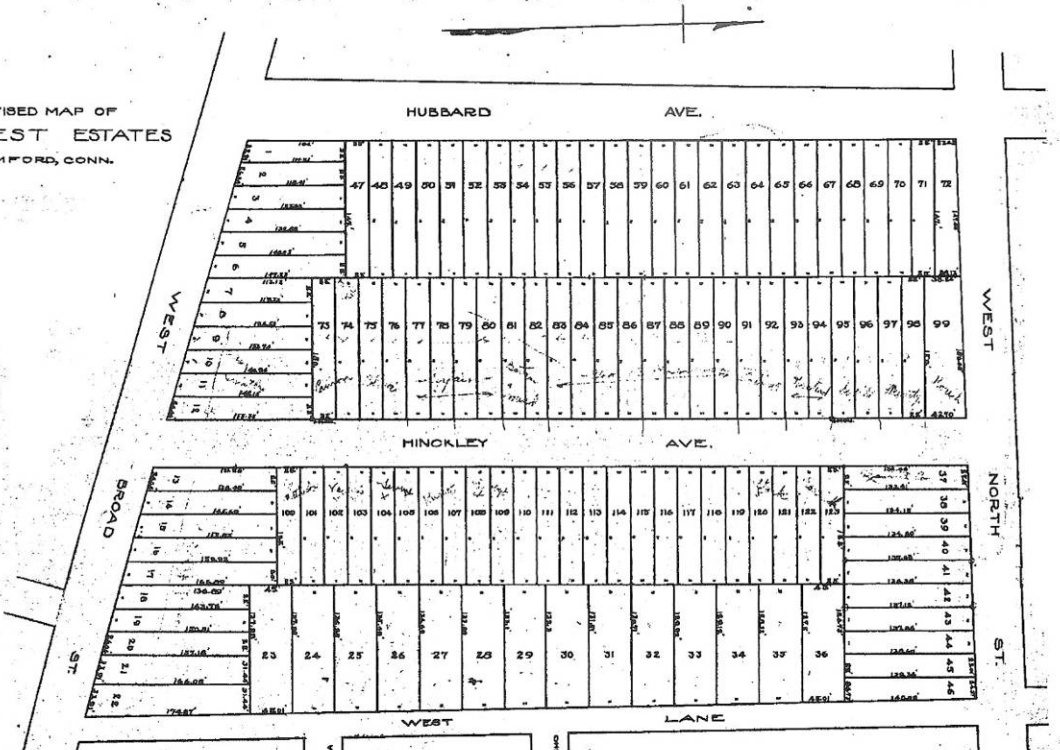


Figure 4. Plat map for Hillcrest Estates. (City of Stamford Land Records)

Hubbard Heights Historic District
 Name of Property

Fairfield County, CT
 County and State

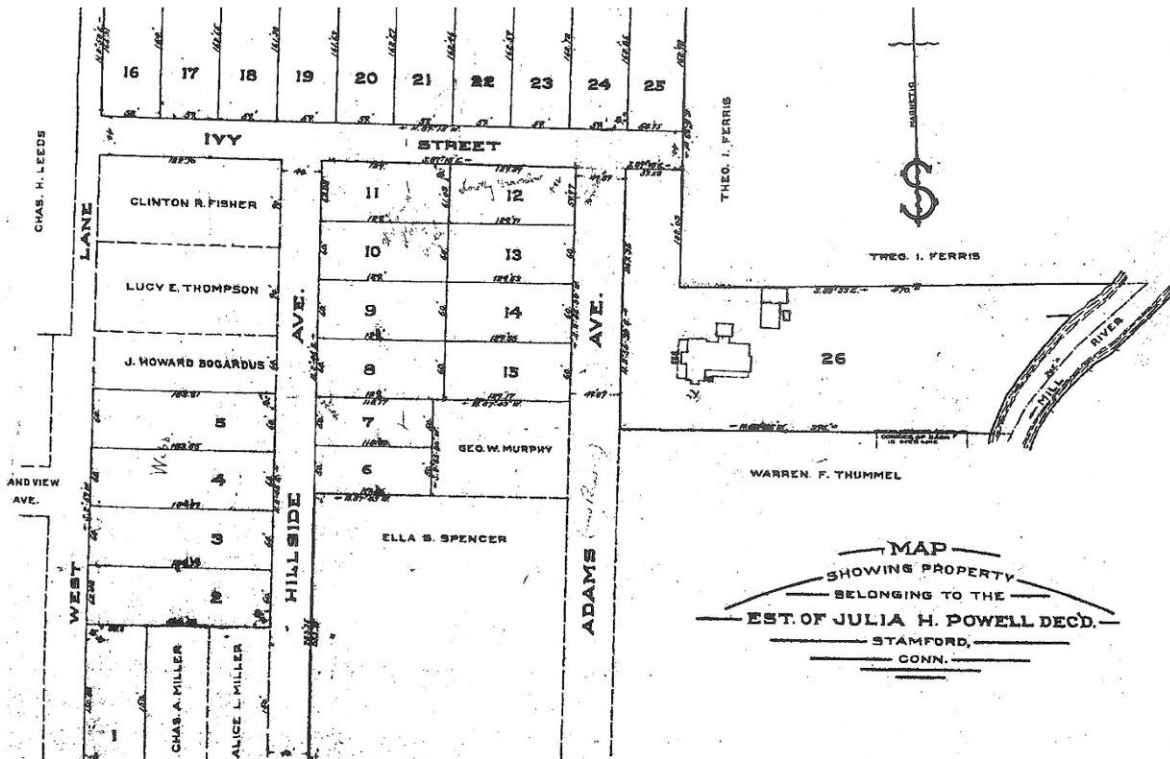


Figure 5. Plat map for Lands of Julia Powell. (City of Stamford Land Records)

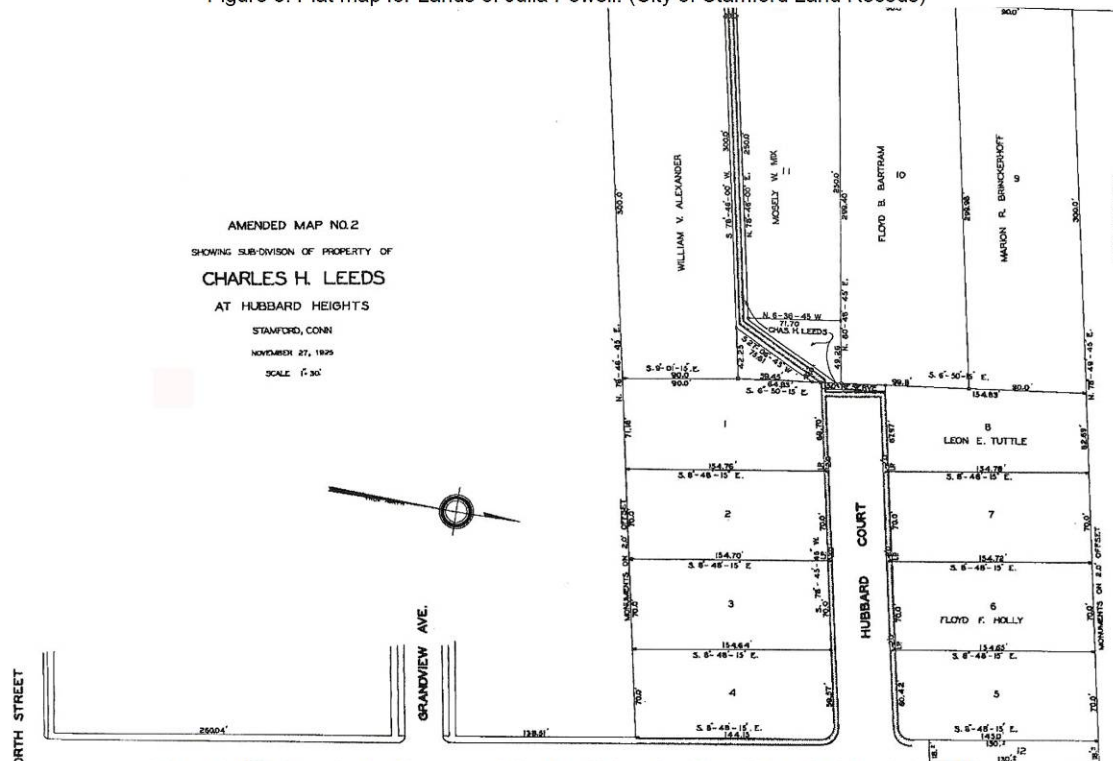
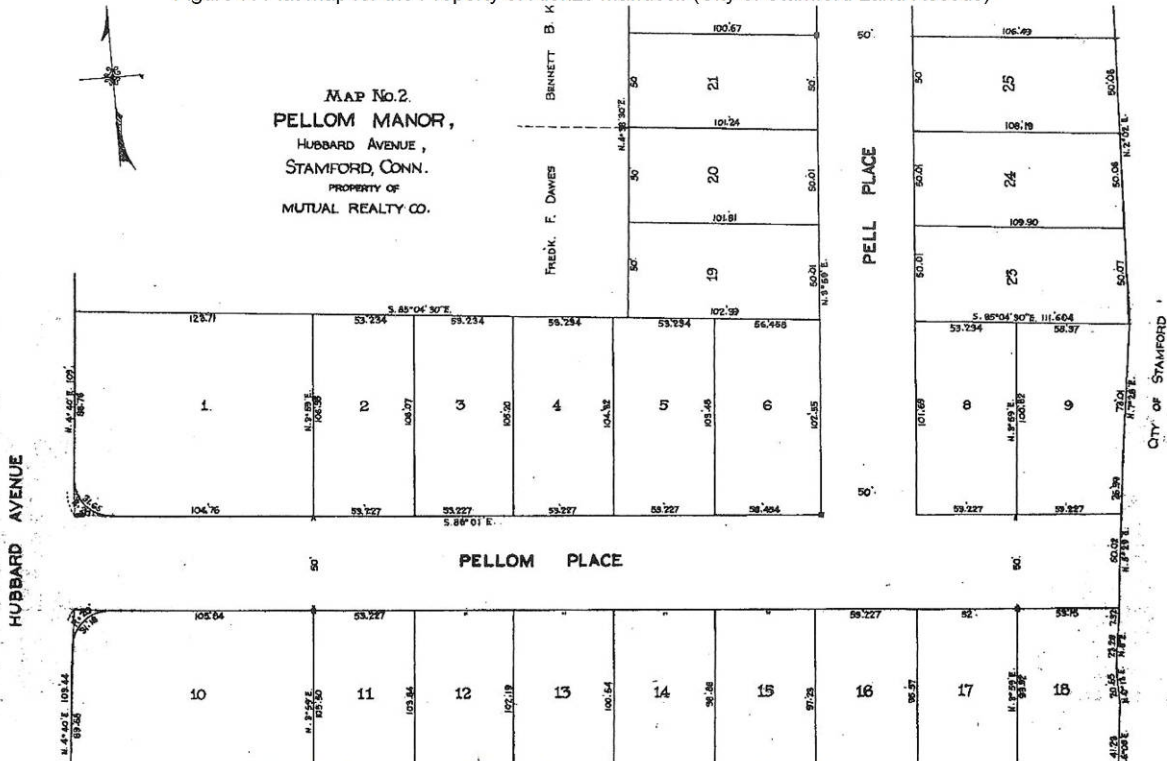
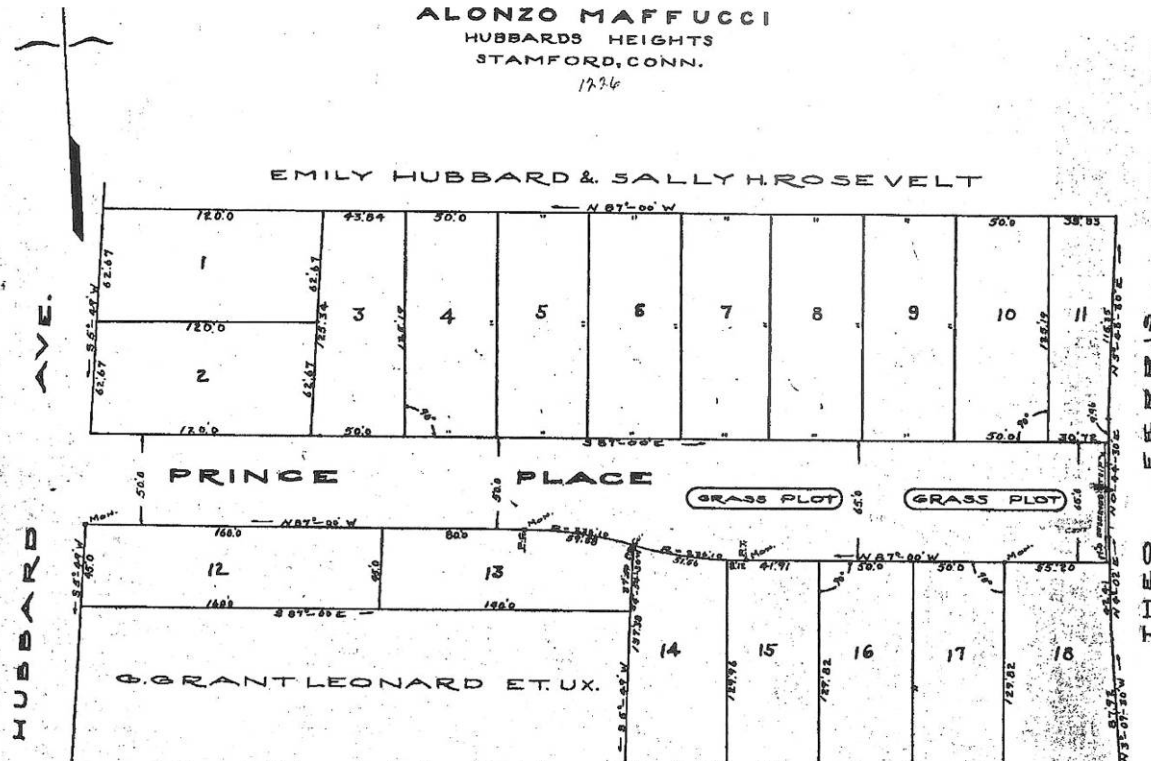


Figure 6. Plat map for the Property of Charles H. Leeds. (City of Stamford Land Records)

Hubbard Heights Historic District
 Name of Property

Fairfield County, CT
 County and State



Hubbard Heights Historic District
 Name of Property

Fairfield County, CT
 County and State

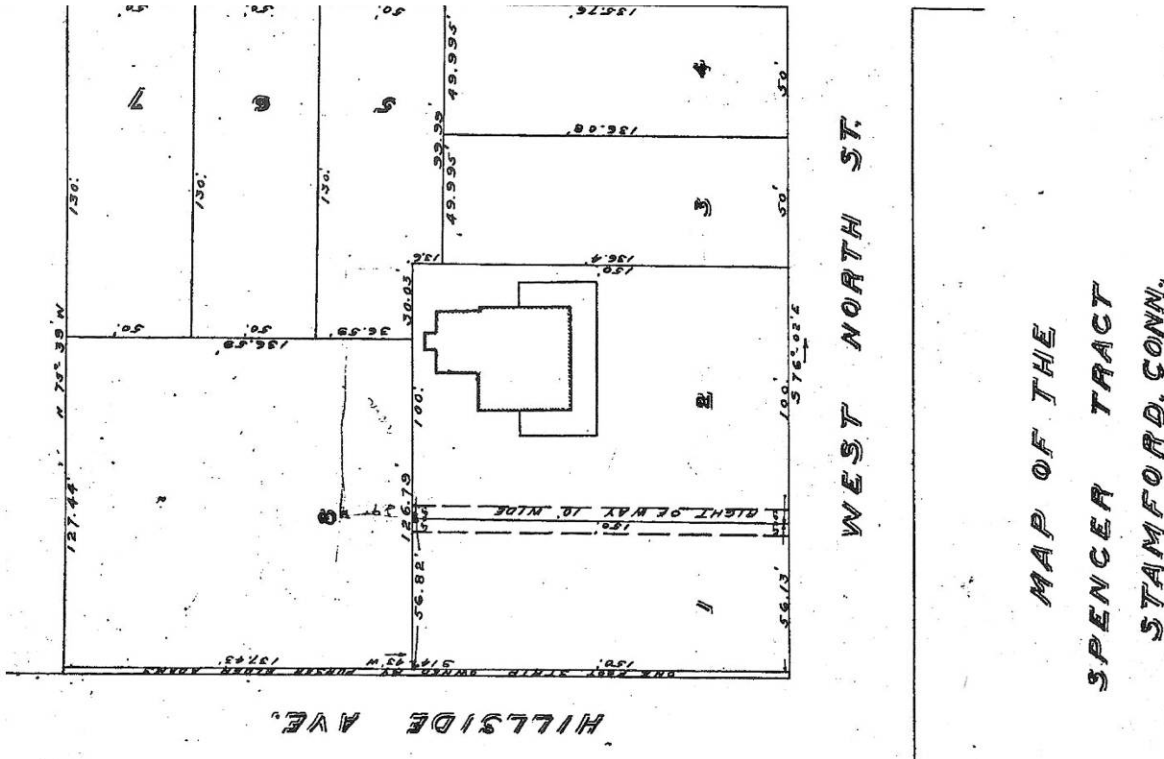


Figure 9. Plat map for the Spencer Tract. (City of Stamford Land Records)

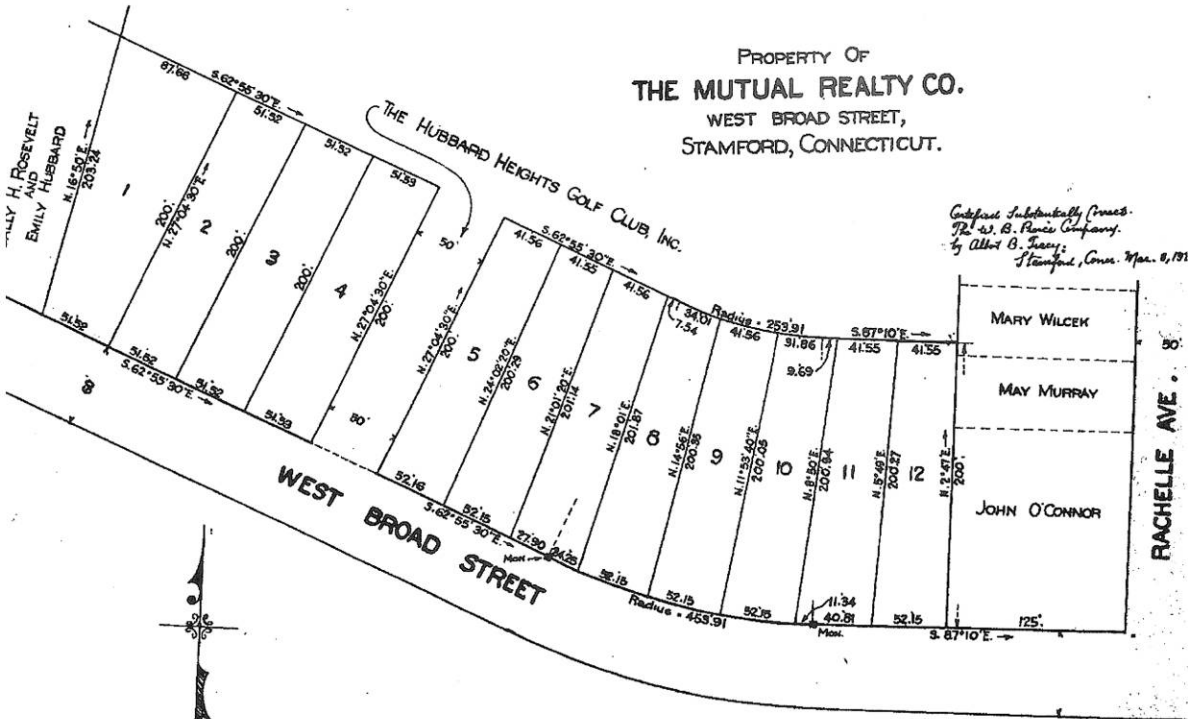


Figure 10. Plat map for The Mutual Realty Company. (City of Stamford Land Records)

Hubbard Heights Historic District
Name of Property

Fairfield County, CT
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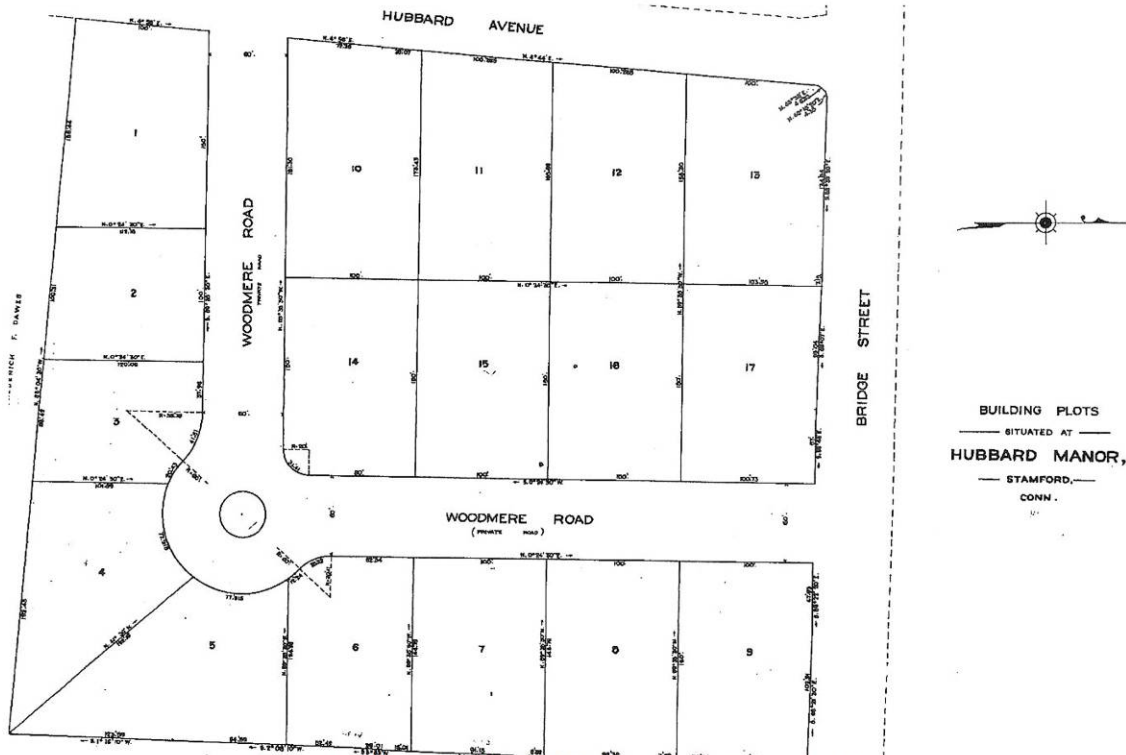


Figure 11. Plat map for Hubbard Manor. (City of Stamford Land Records)

Hubbard Heights Historic District
Name of Property

Fairfield County, CT
County and State



Figure 12. Detail of 1934 aerial photograph of Stamford, Connecticut showing Hubbard Heights. (Connecticut State Library)



Figure 13. Detail of 1965 aerial photograph of Stamford, Connecticut showing Hubbard Heights. (Connecticut State Library)

Hubbard Heights Historic District
Name of Property

Fairfield County, CT
County and State



Photo key for southern section of Hubbard Heights Historic District.

Hubbard Heights Historic District
Name of Property

Fairfield County, CT
County and State

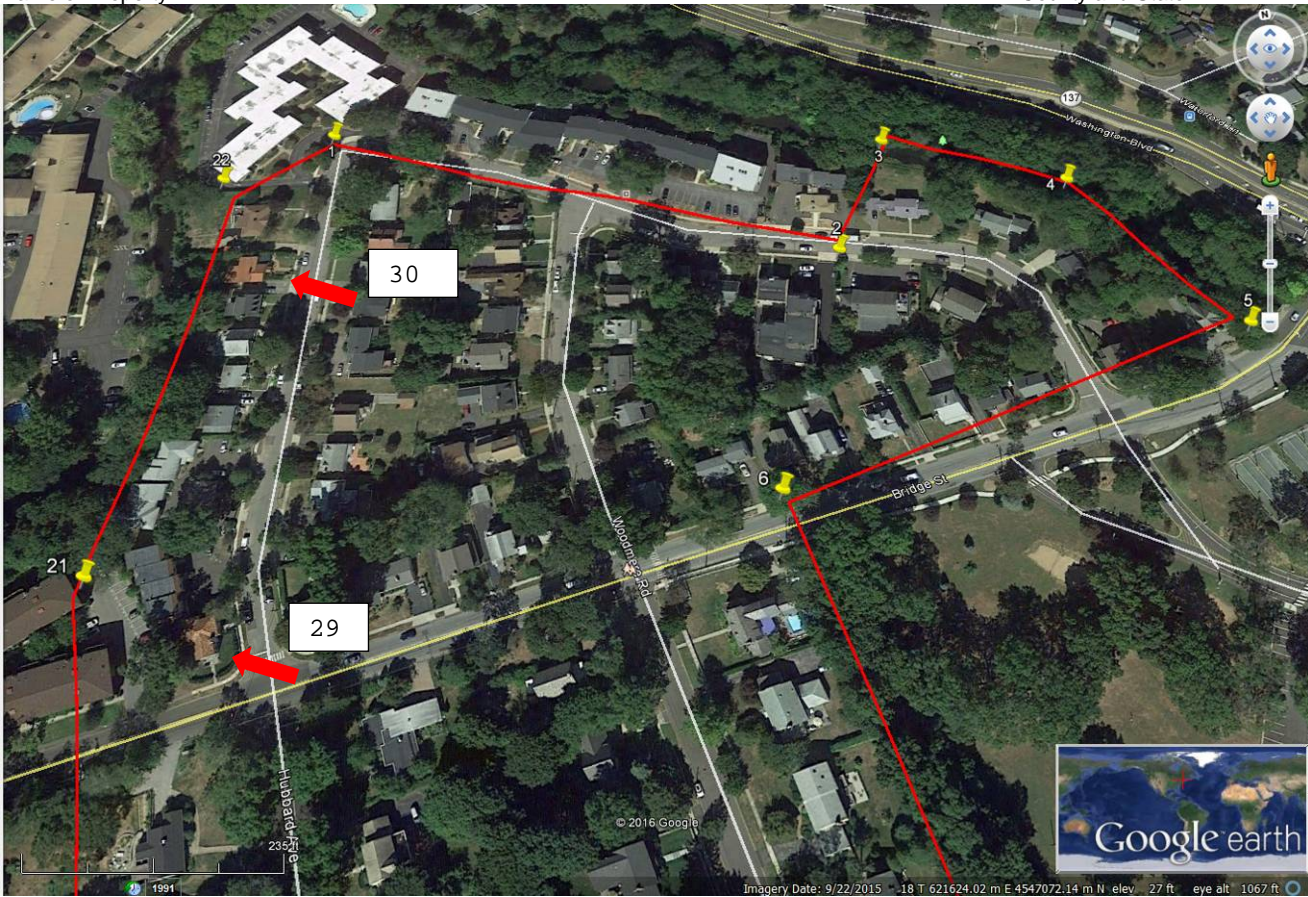


Photo Key for Hubbard Heights Historic District north of Bridge Street.

Hubbard Heights Historic District
Name of Property

Fairfield County, CT
County and State



Photo key for northern section of Hubbard Heights Historic District.

























St. George Ave







































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Hubbard Heights Historic District

MULTIPLE NAME:

STATE & COUNTY: CONNECTICUT, Fairfield

DATE RECEIVED: 9/2/16

DATE OF PENDING LIST:

DATE OF 16TH DAY:

DATE OF 45TH DAY:

DATE OF WEEKLY LIST:

~~11/07/16~~

10-18-16

REFERENCE NUMBER: 16000724

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: Y
OTHER: N PDIL: Y PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

*Less-than-so resource is quite unusual &
fits the standard of "exceptionally significant" at the local level.*

RECOM./CRITERIA A, C

REVIEWER [Signature]

DISCIPLINE Historian

TELEPHONE _____

DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

Certified Local Government Program
Historic District Commission Form
For Nominations to the National Register of Historic Places

District/Property Name Hubbard Heights Historic District

Address (For individual nomination) Hubbard Avenue and vicinity

As Historic District Commission Representative City of Stamford
(Name of Municipality)

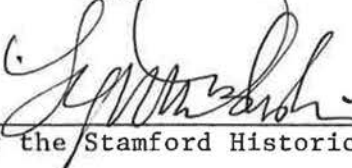
I hereby:

- Approve
 Do not Approve

of the submission by the State Historic Preservation officer of the National Register of Historic Places Registration Form for the district/property noted above to the National Park Service for review and listing of the resource on the National Register of Historic Places.


Name /Signature David R. Martin Title Mayor

Date 8/31/15


For the Stamford Historic Preservation Advisory Commission

9/1/15
Date

Jenny Scofield
National Register Coordinator
State Historic Preservation Office
One Constitution Plaza
2nd Floor
Hartford, CT. 06103

September 10, 2015

Dear Jenny Scofield,

I am formally writing in objection to the listing of my property, 314 Hubbard Avenue, Stamford, CT. 06905, to be considered historic by the state of Connecticut, nominated by the Hubbard Heights Homeowners Association.

From conducting my own research from the National Register of Historic Places website, I have read that a property must meet a certain criteria to be considered historic: *To be considered eligible, a property must meet the National Register Criteria for Evaluation. This involves examining the property's age, integrity, and significance.* As the private homeowner since 2009, I can tell you that 314 Hubbard Avenue does not look much like it once did in the past. Certainly, it is just past its 50th birthday. However, prior to us purchasing the home in 2009, previous owners flipped the home and added an addition (which has created the exterior to have three different materials of unmatched siding) it has been modernized within the home to give it an open concept feel for the contemporary young family.

In terms of my home's *significance*, I can say that it holds personal significance. As we have welcomed each of our babies into this home, where they took their first steps and said their first words. However, at the time of purchasing the home in 2009, I learned nothing of its *significance* to the state. And if the private consultant the HHA hired did manage to find, "The property associated with events, activities, or developments that were important in the past. With the lives of people who were important in the past. With significant architectural history, landscape history, or engineering achievements," the HHA has still yet to share such valuable findings with us.

Having read on the National Register of Historic Places website, I am aware the results of a listing property would not have any state or federal restrictions. However, I am more concerned about what the city of Stamford will restrict as a private homeowner once my property is considered historic by the state.

I understand that Hubbard Heights South of Bridge Street could meet the above required evaluation from the state and be considered an historic neighborhood. However, if one crosses over Bridge Street and onto the Northern end of Hubbard Avenue, you do not get the same presence. You would immediately see both sides of the street over crowded with vehicles parked on the Avenue. This is due to the fact that our side is mostly condominiums rather than single homes. In fact, our neighbors to the left of us is a large condominium complex. Surely, this does not give the block an "historic" feel.

I am still perplexed how the city ever managed to push all these condos into what had been a single family neighborhood. Where was the HHA at that time to help keep all of Hubbard Heights "historic looking?" I would greatly consider not including 314 Hubbard Avenue, or any home North of the Bridget Street boarder to be considered within this proposal.

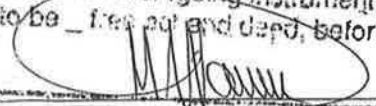
Thank you,
Cara Zimon
314 Hubbard Avenue
Stamford, CT. 06905




STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

} ss. Stamford, Sept 11, 2015

Personally appeared Cara J Zimon
Signer and Sealer of the within and foregoing instrument, and
acknowledged the same to be free and clear, before me



My Commission Expires  **MINORUZZAMAN**
Notary Public, State of Connecticut
My Commission Expires May 31, 2017

Ms. Jenny Scofield
National Register Coordinator
State Historic Preservation Office
Constitution Plaza 2nd floor
Hartford, Ct 06103

September 10, 2015

Regarding: Nomination of Hubbard Heights Historic District, Stamford, Ct

Dear Ms. Scofield,

I am writing today to express my opposition to the above referenced nomination. As a resident of 306 Hubbard Avenue, which is north of Bridge Street, this nomination does not serve my interests.

While technically part of Hubbard Heights, the section of the neighborhood north of Bridge St. has largely been ignored by the Hubbard Heights Home Owners Association and has been allowed to morph into an entirely different style of neighborhood. It is now over developed with condominiums and single family homes converted to multifamily homes and illegal accessory apartments. The historic charm and personality of this neighborhood is long gone. This section of the neighborhood now sits as a shrine to bad zoning practices and poor code enforcement.

Should the nomination of Hubbard Heights warrant approval, I believe the northern boundary of the new district should be Bridge St.

Hubbard Avenue, north of Bridge Street has turned into a hodgepodge that is very inconsistent with the spirit and character of Hubbard Height, south of Bridge St. and I urge you to exclude it from the historic designation.

Very Truly Yours,



James J Savage

306 Hubbard Avenue

Stamford, Ct 06905

203 249 5234

subscribed and sworn to before me
this 10 day of September 2015
Alpha Tedino
Notary Public
Date Commission Expires 4/30/17



P. O. Box 3636
Stamford, CT 06905

September 18, 2015

Jenny Scofield
State and National Register of Historic Places Coordinator
State Historic Preservation Office
One Constitution Plaza, 2nd Floor
Hartford, Connecticut 06103

Dear Jenny:

The Hubbard Heights Association enthusiastically supports the pending nomination to list the Hubbard Heights Historic District on the National Register of Historic Places.

For over four years the HHA has worked with residents, the City of Stamford, consultants & advisors and SHPO to qualify the neighborhood as a historic district worthy of listing on the National Register. Over that time we have published information in our Newsletter (hand-delivered to 350 homes) about the nomination process and the significance of listing to the neighborhood. We have held question and answer sessions at our many social events and held two formal meetings with residents and SHPO to inform and to answer questions. This summer we distributed by e-mail the Legal Notice of the SHPB meeting of 9/21/15 carried by the *Stamford Advocate*.

The residents of our neighborhood are overwhelmingly supportive of the nomination. While the honorary recognition of listing on the National Register is an important factor, more important to the neighborhood and to the City of Stamford is the preservation of an in-town, middle class, residential neighborhood of classic homes of many architectural types.

I am sorry that I am not able to attend the Board's meeting on Monday, but please do not hesitate to call on me if I can be of assistance. I can be reached at (203) 359-3285 or my home address at 62 Woodmere Road, Stamford, CT 06905.

Many thanks!

Best regards,

Michael D. de Milt, President
Hubbard Heights Association

cc: Tod Bryant, Heritage Resources
Lynn Drobbin, Stamford Historic Preservation Advisory Commission
Wes Haynes, Historic Neighborhood Preservation

August 30, 2016

Mr. Roger Reed
National Park Service
National Register of Historic Places
1201 Eye Street, NW
Washington, D.C. 20005



Subject: Hubbard Heights Historic District, Fairfield County, Connecticut, National Register
Nomination

Dear Mr. Reed:

The following National Register nomination materials are submitted for your review:

- Printed cover sheet
- CLG response form
- 2 Letters of objection and 1 letter of support
- CD of National Register text. The enclosed disk contains the true and correct copy of the nomination for the Hubbard Heights Historic District to the National Register of Historic Places. The detailed district map is included in the nomination form and also as a separate file on the disk for ease of use.
- 1 CD of Digital Photographs

This National Register nomination was approved by the Connecticut State Historic Preservation Review Board on September 21, 2015. A public information meeting was held in the community on July 29, 2015. Notice of the State Review Board meeting was published in the *Stamford Advocate* and emailed to the Hubbard Heights Neighborhood Association members.

During the noticing process, letters of objection were received from two property owners. Each owner represented one contributing property. One letter of support was received from the Hubbard Heights Neighborhood Association. The CLG response was positive. These letters and the CLG response forms are enclosed for your records.

A Part 1 Certification was approved by the National Park Service for the Hubbard Mansion in this district on November 2, 2015 and a Part 2 was approved on November 30, 2015.

If you have any questions, or if this office can be of assistance, please call Jenny Scofield at 860-256-2766.

Sincerely,


Jenny Scofield,
National Register and State Register Coordinator

Enclosures